

Diamond Valley Gateway Specific Plan

Exhibits A & B

City of Hemet

August 16, 1997

Prepared for
Karubian Family Joint Venture

The logo for AEI-CASC ENGINEERING features the company name in a bold, sans-serif font. The text 'AEI-CASC' is prominently displayed in the center, with 'ENGINEERING' written in a smaller font directly below it. On both the left and right sides of the text, there are three horizontal bars of varying lengths, creating a stylized graphic element.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEMET, CALIFORNIA,
APPROVING ZONE CHANGE NO. 96-004 AND ADOPTING
SPECIFIC PLAN NO. 96-001

The City Council of the City of Hemet, California, does hereby ordain as follows:

SECTION ONE:

The property consisting of 96.1 acres, generally located at the Northwest corner of State Street and Gibbel Road, is hereby changed from A-5 (Agriculture, 5-acre minimum) zone to SP (Specific Plan), amending the Official Zoning Map.

SECTION TWO:

The property is described as: Assessor Parcel Numbers: 454-007-002, 454-007-006, 454-080-042, 454-080-004 THRU 454-080-047

SECTION THREE:

A map describing the property is attached as Figure 1, and by this reference, made a part of this ordinance.

SECTION FOUR:

The Specific Plan text dated August 16, 1997, and marked Exhibit B, with the mitigation measures, mitigation monitoring program, and text amendments attached hereto as Exhibit A.

Introduced at the regular meeting of October 29, 1997.

Enacted at the regular meeting of November 12, 1997, by the following vote:

AYES: Council Members Alberg, Pollom, Tandy, Van Arsdale and Mayor Lowe

NOES: None

ABSTAIN: None

ABSENT: None


C. Robin Reeser Lowe, Mayor

ATTEST:

APPROVED AS TO FORM:


Gene Graves, City Clerk

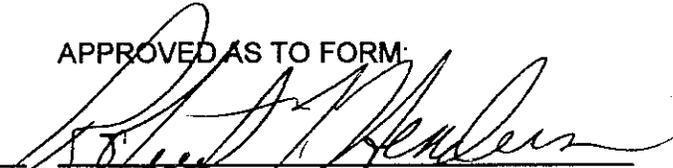

Robert T. Henderson, City Attorney

EXHIBIT A

MITIGATION MEASURES, MITIGATION MONITORING PROGRAM, AND CONDITIONS OF APPROVAL FOR DIAMOND VALLEY GATEWAY, SPECIFIC PLAN NO. 96-001, LOCATED AT THE NORTHEAST CORNER OF STATE STREET AND GIBBEL ROAD

Mitigation Measures

Transportation:

Prior to, or at the time of, the subdivision of the site, the developer shall dedicate an additional 5-feet of land along the full length of State Street in order to allow the city the opportunity to construct an additional traffic lane at project build out. Prior to 90% of the completion of the project, a 4-lane section of State Street shall be in place, otherwise no additional building permits shall be issued.

Cultural Resources:

Avoidance of Site CA-RIV-5804 is recommended. If avoidance is not feasible due to the proposed development of the site, then, prior to the issuance of a grading permit, a limited Phase 2 testing and evaluation shall be required in order to confirm the absence or subsurface cultural deposits. Preservation, in place of the large rock art boulder, is required. Because the other sites do not retain sufficient integrity and are not considered to be important cultural resources, no mitigation is required.

Biological Resources:

Prior to the approval of development of the Residential I area adjacent to the Open Space, a Gnatcatcher Study shall be performed in accordance with required protocols. Mitigation measures recommended in the study shall be implemented if Gnatcatchers are found to be present on-site or this habitat is used by Gnatcatchers.

Mitigation Monitoring Program

1. Within 60-calendar days of the second reading of the ordinance adopting the Diamond Valley Gateway Specific Plan, the applicant or his agent shall submit two amended draft copies of the text of the Specific Plan, dated August 16, 1997, and marked Exhibit B, incorporating amendments to the Specific Plan required by the mitigation measures for review by the Planning Department.

City of Hemet - Planning Department
SPECIFIC PLAN NO. 96-001/GENERAL PLAN AMENDMENT NO. 96-002/ZONE CHANGE NO. 96-004 -
CONDITIONS OF APPROVAL

Conditions of Approval

1. Within 60-calendar days of the second reading of the ordinance adopting the Diamond Valley Gateway Specific Plan, the applicant or his agent shall submit two amended draft copies of the text of the Specific Plan, dated August 16, 1997, and marked Exhibit B, incorporating the amendments required in these conditions of approval for review by the Planning Department. On the footer of each page of the document, the city application number, the approval ordinance number and the effective date of approval by the City Council shall be indicated.
2. Upon receipt of the Planning Department's final review of the draft of the revised Specific Plan text, the applicant shall submit 17 three-hole punched copies of the revised Specific Plan text to the Planning Department. The revised text shall contain a certified copy of the adopted ordinance as the second sheet following the title page. One original hard copy of the text, including the graphics, and one disk copy in Word Perfect 6.1 for Windows 3.1.1 shall also be included. The graphics shall be included in the Word Perfect file or as a separate file.
3. On Page III-3, add the following paragraph between the first and second paragraph:

The lower and upper limits of the density ranges are not goals to be achieved. The mid-point of each range is the normal density expected from development. Development beyond the mid-point of the range may be approved when, in the opinion of the Planning Commission, the site development plan and/or architectural character of the project is determined to be exemplary.

4. Figure IV-1 shall be revised to show Domenigoni Parkway as an Expressway.
5. On Page V-I, add the following paragraph after the Administration paragraph:

The upper limits of the residential density ranges are not goals to be achieved. The mid-point of each residential density range is the normal density expected from development. Development beyond the mid-point of the residential density range may be approved when, in the opinion of the Planning Commission, the site development plan and/or architectural character of the project is determined to be exemplary. Residential development, at or below the Specific Plan mid-point, shall not require Planning Commission approval unless otherwise required in any of the zones referenced in A, B, and C below.

Development Review by the Planning Commission to review tract maps, parcel maps, site plans, and building elevations for compliance with the requirements of the Specific Plan is required prior to any grading or construction.

6. Amend Table VI-1 Open Space Maintenance to remove the city's responsibility and show Master POA and Master HOA.

7. Add to Page III-4, at the end of Paragraph 2, the following statement:

Prior to the location of any interim use within the boundaries of the Specific Plan, a list of interim uses, shall be provided to, and approved by, the Planning Commission. Additional interim uses may be approved by the Planning Commission from time to time as the Commission deems appropriate. Interim uses shall be considered to be no longer than 5-years, unless extended by the Planning Commission.

8. Add to Figure III-1 the following statement:

The land use boundaries shown are for illustrative purposes. Minor changes to the boundaries may be permitted by the Planning Commission so long as the acreage remains the same.

9. Amend Figure III-2 to show the pedestrian trail/buffer around the Ponderosa Evergreen Condominiums and to add the following note:

Pedestrian trails adjacent to the Commercial areas are not shown.

10. Amend Figure III-5 to add a cross-section of the 25-foot wide buffer between Ponderosa Evergreen Condominiums and the R-1.

11. In Chapter VII, change the "Design Guidelines" to "Design Requirements" in the title and within the text of the chapter, making appropriate editorial changes to indicate that the illustrations are requirements and not guidelines.

12. Chapter V, D. Tourist Commercial shall be replaced with the following:

D. Commercial

1. Purposes

a. Tourist Commercial (T-C): To provide sites for the location of commercial uses and services for tourists and visitors to the Eastside Reservoir and other tourist and visitor related attractions in the vicinity.

b. Highway Commercial (H-C): To provide sites for the location of commercial and service uses which have a wide range of services relating not only to the Eastside Reservoir, but to the recreation and transient uses.

2. Permitted uses: Permitted and conditionally permitted uses shall be those listed within the "Land Use Matrix." Whenever a business is conducted, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

| COMMERCIAL LAND USE MATRIX | | | | |
|---|---|--------------------|------------|------------|
| P = Permitted Use C = Conditionally Permitted Use | | | | |
| | | DESIGNATION | T-C | H-C |
| a. Agricultural Uses | | | | |
| 1. | Kennels for dogs and/or cats, Commercial (See Section 90-78 of the <u>Hemet Municipal Code</u> for requirements) | | C | C |
| 2. | Nurseries, Greenhouses, and Gardening | | | |
| | a. Wholesale | | P | P |
| | b. Retail | | P | P |
| 3. | Produce Stands - Permanent (For Temporary Produce Stands, see Section 90-73 of the <u>Hemet Municipal Code</u>) | | C | C |
| b. Residential Uses | | | | |
| 1. | Bed and Breakfast | | C | C |
| 2. | Recreation Vehicle Park (day and/or night use) | | C | C |
| c. Commercial Uses | | | | |
| 1. | Animal Hospital | | C | C |
| 2. | Arcade, Video | | C | C |
| 3. | Automotive Services including, but not limited to, auto detailing, auto stereo or window tinting installation, auto parts store (with or without an air compressor, but no machining), car rental | | P | P |
| 4. | Automobile/Motorcycle/Small Truck/Boat body and/or paint shop | | C | C |
| 5. | Automobile/Motorcycle/Small Truck tune, lube, and smog shop | | C | C |
| 6. | Automobile, recreation vehicle, trailer, or manufactured home sales offices with or without outdoor display | | C | C |
| 7. | Bait and Tackle | | P | P |
| 8. | Bakery | | P | P |
| 9. | Banks, Savings and Loan, Credit Unions | | P | P |
| 10. | Bars and Nightclubs with on-site sale of alcoholic beverage | | C | C |
| 11. | Barber and/or Beauty shop | | P | P |

□ City of Hemet - Planning Department □
 SPECIFIC PLAN NO. 96-001/GENERAL PLAN AMENDMENT NO. 96-002/ZONE CHANGE NO. 96-004 -
 CONDITIONS OF APPROVAL

| COMMERCIAL LAND USE MATRIX | | | |
|---|---|------------|------------|
| P = Permitted Use C = Conditionally Permitted Use | | | |
| | DESIGNATION | T-C | H-C |
| 12. | Car and/or RV Wash | | |
| | a. With steam cleaning and car laundry | C | C |
| | b. Packaged | C | P |
| 13. | Dance Hall with alcoholic beverage service | P | P |
| 14. | Drive-through or drive-in facility including, but not limited to, dry cleaners, dairy, video rental | C | C |
| 15. | Department Store | P | P |
| 16. | Drug Store | P | P |
| 17. | Equipment Rental including, but not limited to, trucks, vans, trailers, boats, jet skis | C | C |
| 18. | Flower Stand, semi-permanent (for flower stands on a temporary basis, see Section 90-73 of the <u>Hemet Municipal Code</u>) | C | C |
| 19. | Fortunetelling | P | P |
| 20. | Gasoline Station, with or without a mini-mart, including self-serve, full service | C | C |
| 21. | Grocery Store including bulk food outlets | P | P |
| 22. | Hotel or Motel | P | P |
| 23. | Medical and/or Dental Lab | P | P |
| 24. | Mobile Use including, but not limited to, car washing, book and/or video rental, blood bank, MRI | | |
| | a. < 15-days in a 90-day period (subject to a Temporary Use Permit see Section 90-73) | P | P |
| | b. > 15-days in a 90-day period | C | C |
| 25. | Offices | | |
| | a. Medical/Dental including laboratories as an accessory use (see Article XL for parking requirements) | P | P |
| | b. General including, but not limited to, accounting, appraising, architects, consulting, research, insurance, legal, stockbrokerage, real estate | P | P |
| | c. Mobile home | C | P |
| 26. | Parking Lot | P | P |
| 27. | Pharmacy | P | P |

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| COMMERCIAL LAND USE MATRIX | | | |
|--|---|------------|------------|
| P = Permitted Use C = Conditionally Permitted Use | | | |
| | DESIGNATION | T-C | H-C |
| 28. | Photographic Studio | | |
| | a. excluding film processing, supplies, and retail sales | P | P |
| | b. with film processing, supplies, and retail sales | P | P |
| 29. | Produce (vegetables and fruits) Sales | P | P |
| 30. | Recycling Facility - nonpermanent (subject to a Temporary Use Permit, see Section 90-73 of the Hemet Municipal Code) | P | P |
| 31. | Recycling Facility -resource collection center | P | P |
| 32. | Restaurant (not including bars and nightclubs) | | |
| | a. With dancing and/or live entertainment | P | P |
| | b. With on-site sale of alcoholic beverages | P | P |
| | c. With drive-through or drive-in | C | C |
| 33. | Retail Service Shops including but not limited to, appliance repair and sales, stereo/TV/video repair and sales, catering, health spa, laundromat, dry cleaners, locksmith, mail receiving service, pet grooming with no overnight stay, photographic processing, printing, lithography, engraving, copy, plumbing, electrical, heating air conditioning, shoe repair, tailor, equipment rental, small animal clinic, veterinarian, costume rental, dry cleaning with or without an on-site plant, car and/or truck rental | P | P |
| 34. | Retail and/or Wholesale Shops including, but not limited to, books, stationery, arts and crafts, hobby, coins and/or stamps, candy, confectionery, costumes, draperies, blinds, window coverings, gifts, hardware, home furnishing, florist, meat, delicatessen, medical supply, music with or without instruction, outdoor display and sales of patio furniture, furniture, jewelry, dressmaking or millinery, dry good or notions, raceway for slot cars, thrift, swimming pool/spa supplies service and repair, shoes, pets, liquor, paint, fire arms, sporting goods, firewood, glass, nursery, clothing, ice cream, antique, stained and/or leaded glass | P | P |
| 35. | Theaters, motion picture and/or live, indoor or outdoor | C | |
| 36. | Tire sales, repair, balancing, alignment | | C |
| 37. | Transportation Service including, but not limited to, bus charter, taxi, dial-a-ride, depot, train station, bus station (no truck terminals) | C | P |
| d. Manufacturing and Assembly | | | |
| 1. | Brewery and Distillery (limited retail sales for on-site or off-site consumption) | C | P |
| 2. | Ornamental Iron Works | | C |

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 CONDITIONS OF APPROVAL

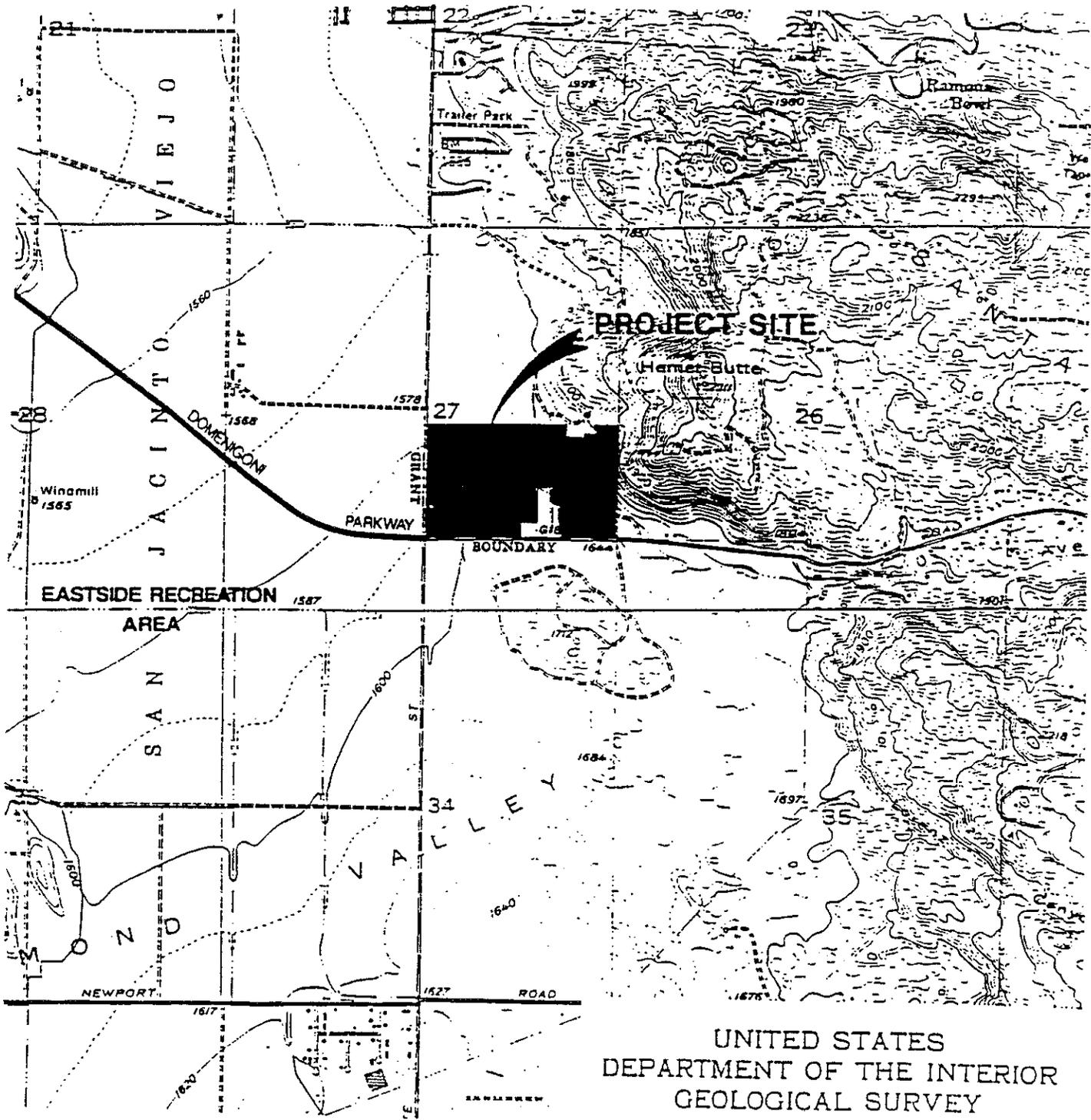
| COMMERCIAL LAND USE MATRIX | | | | |
|---|---|--------------------|------------|------------|
| P = Permitted Use C = Conditionally Permitted Use | | | | |
| | | DESIGNATION | T-C | H-C |
| 3. | Paint Store, retail or wholesale | | P | P |
| e. Recreation and Open Space Uses | | | | |
| 1. | Billiard Parlor and/or Pool Hall | | P | P |
| 2. | Bowling Alley | | P | P |
| 3. | Game Court - lighted (with 10-foot high court fencing) | | C | C |
| 4. | Golf Course, Country Club and/or Driving Range, including miniature golf | | P | P |
| 5. | Lodge Hall for civic, social, or fraternal organizations | | P | P |
| 6. | Recreation Center, Park, Playground, Unlighted Game Court (with 10-foot high court fencing) Racquetball Center, Swim Club | | P | P |
| 7. | Skating Center | | P | P |
| 8. | Shooting Range, indoor | | C | C |
| f. Miscellaneous Uses | | | | |
| 1. | Church, temple, synagogue, or other religious facility including, but not limited to, parish house, convent, parsonage, monastery, religious school | | C | C |
| 2. | Flood Control Facilities including, but not limited to detention and retentions basins, flood control channels | | P | P |
| 3. | Library | | P | P |
| 4. | Museum | | P | P |
| 5. | Public Facilities and Utilities including but not limited to, electrical substations, transmission substations, city facilities, and public offices | | C | C |
| g. Accessory Uses | | | | |
| 1. | Accessory structures and uses located on the same site as a Permitted Use | | P | P |
| 2. | Accessory structures and uses located on the same site as a Conditional Use | | C | C |
| 3. | Satellite dish antennas | | | |
| a. | <39-inches in diameter when ground or roof mounted meeting the requirements of Section 90-894A | | P | P |
| b. | >39-inches but less than 8-feet in diameter when ground or roof mounted meeting the requirements of Section 90-894A of the Hemet Municipal Code | | P | P |

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3. When the Planning Director determines, in accordance with Section 90-3(c) of the Hemet Municipal Code, that a use is similar in nature to a permitted use, it shall be deemed to be a permitted use. When the Planning Director determines, in accordance with Section 90-3(c) of the Hemet Municipal Code, that a use is similar in nature to a conditional use, a conditional use permit shall be required.
4. Site Development Requirements of Section 90-895 of the Hemet Municipal Code shall be met.
5. On page V-1, revise B. Residential II to read as follows:

City of Hemet Zoning Ordinance regulations for PUD, as well as the requirements for parking, temporary uses, home occupations, and signs.
6. On page III-2, revised Table III-1 to remove R-III, expanding Tourist Commercial to 10 acres, and Low-Medium Residential to 39.5 acres, and revised the table accordingly. Delete any and all reference to High Residential in the table and on the following page.
7. Revise Figure III-1 to expand the Tourist Commercial to a 10 acre site (660-feet by 660-feet), delete R-III and expand the R-I.

END
October 28, 1997



UNITED STATES
 DEPARTMENT OF THE INTERIOR
 GEOLOGICAL SURVEY

DIAMOND VALLEY
 GATEWAY




AEI-CASCO
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FIGURE 1 - VICINITY MAP

DIAMOND VALLEY GATEWAY SPECIFIC PLAN

Karubian Family Joint Venture

Exhibit B

City of Hemet
16 August 1997

Prepared For:

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I. INTRODUCTION

A. SUMMARY

Diamond Valley Gateway is a parcel of approximately 96.1 acres in Riverside County, situated at the base of the Santa Rosa Hills, in the southeastern portion of the City of Hemet. The regional location of the property is depicted in Figure I-1. As can be seen in Figure I-1, the project site is situated at the primary access point to the eastside recreation center of Domenigoni Reservoir. It is anticipated that the development of the 4,500 acre Domenigoni Reservoir and 8,000 acres of associated parks and special habitat areas will generate a significant market in terms of servicing the recreational and commercial needs of the users of this recreational amenity.

RATIONALE

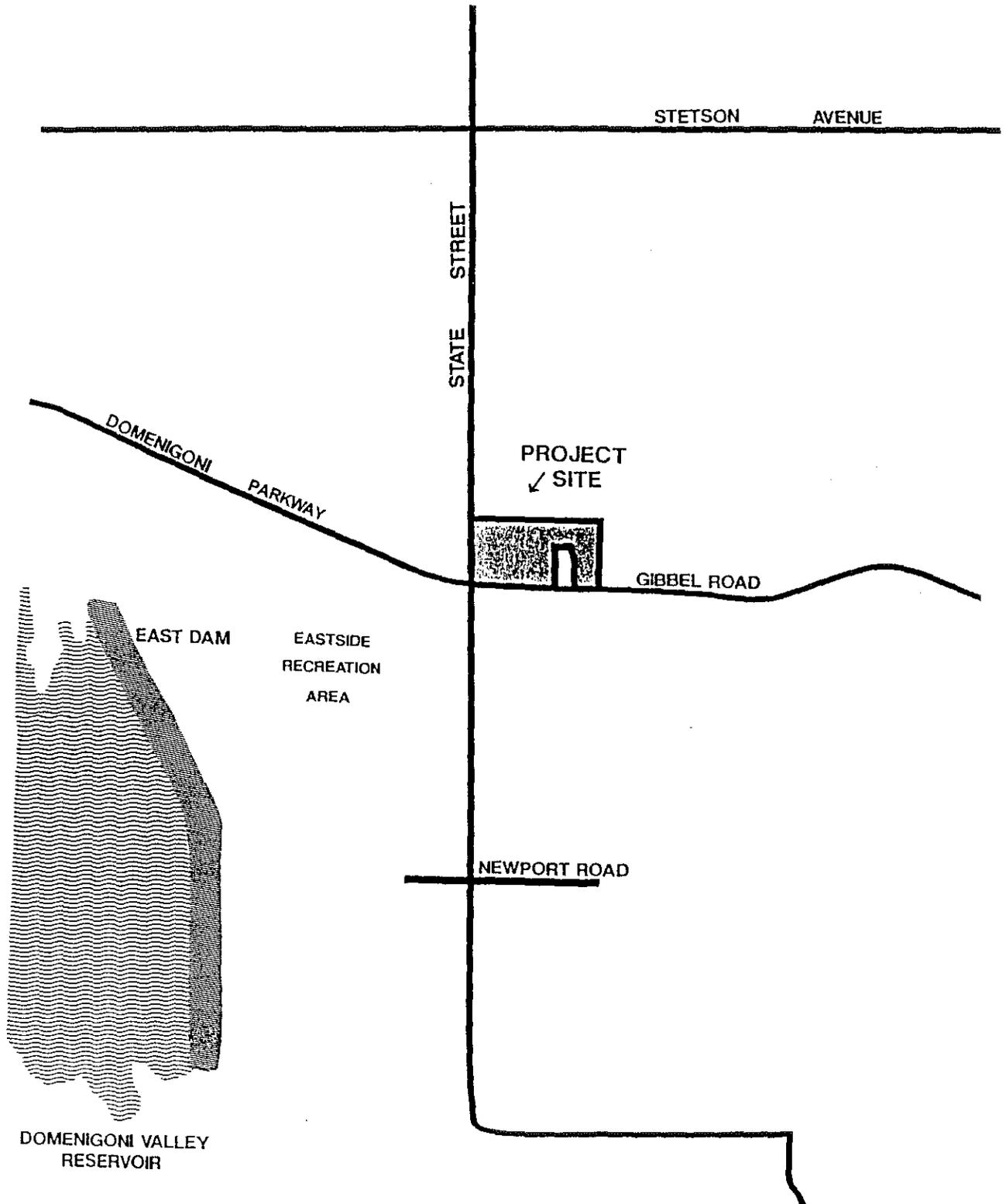
The intersection of State Street and newly realigned Domenigoni Parkway will handle virtually all of the vehicular traffic that the eastside recreation area of Domenigoni Reservoir will ultimately generate, and therefore presents a significant and unique opportunity to create a focal point and establish a community theme for the entire Diamond Valley/Domenigoni Valley area. The Diamond Valley Gateway Specific Plan is designed to be responsive to commercial, recreational and residential development opportunities that will result from this immense recreational development.

By means of permitting a series of well-defined and regulated interim land uses, Diamond Valley Gateway proposes to provide land uses which will meet the needs of the community while the full impact of the Domenigoni Reservoir on the City of Hemet evolves and matures. This concept will provide land uses and recreational facilities that will compliment the planned land uses for the eastern portion of Domenigoni Reservoir. While this Specific Plan allows for these interim uses, it should be noted that the impacts associated with the environment, services, public facilities and infrastructure resulting from the development of the property are assessed based on the ultimate and most intense land uses permitted by this Specific Plan

Diamond Valley Gateway proposes a wide array of general and recreation-oriented-commercial land uses that will take full advantage of the opportunity to provide necessary goods and services to the future recreation-oriented users of Domenigoni Reservoir, as well as full-time residents of the community. It is anticipated that the commercial needs of the users of Domenigoni Reservoir will include the following:

- Overnight lodging such as camping, RV park, hotel and motor inn/motel
- Recreation vehicle sales and service
- Watercraft sales and service

Regional Location Map

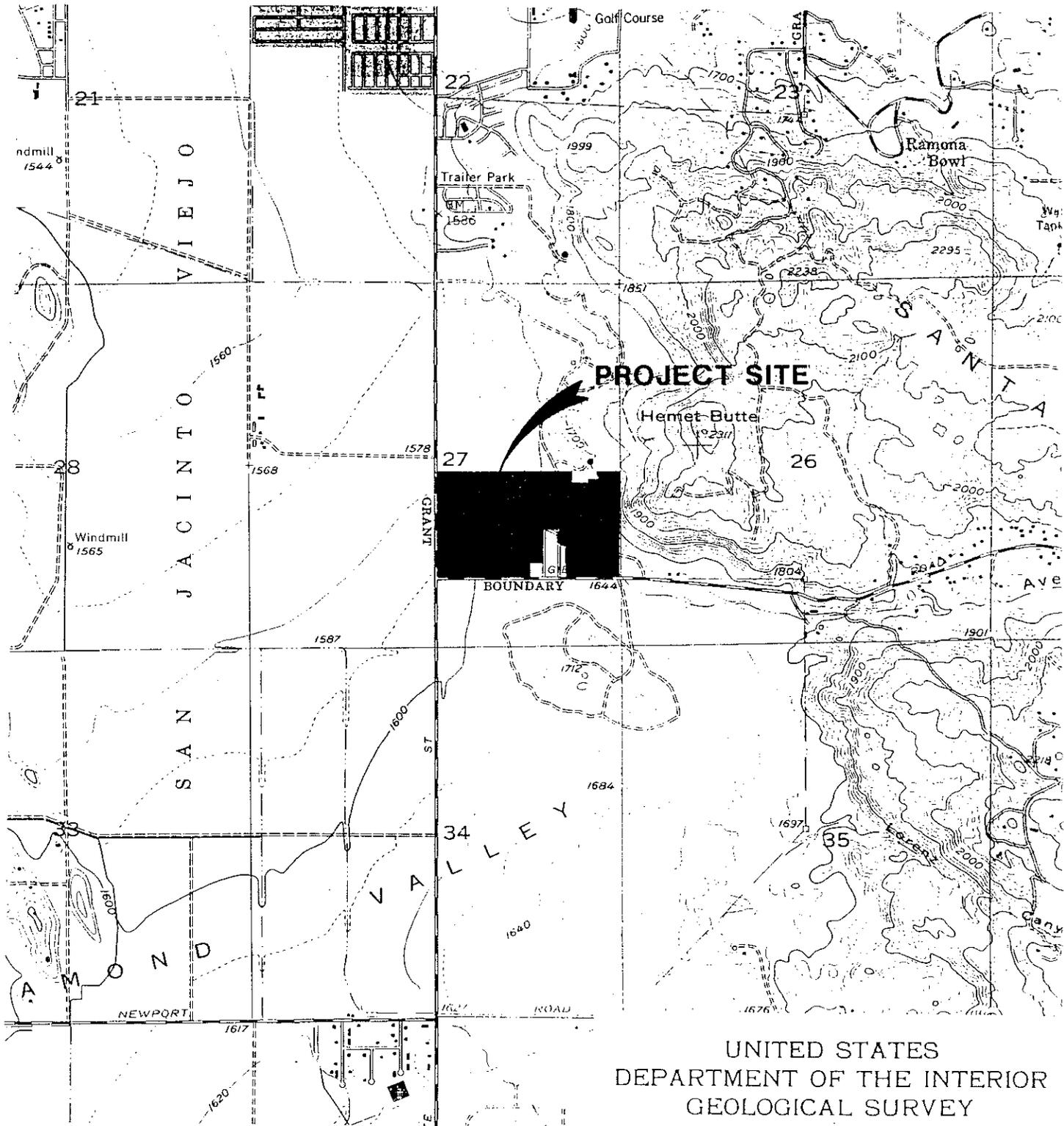


DIAMOND VALLEY
GATEWAY



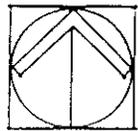
Figure I-1

Areawide Project Vicinity Map



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

**DIAMOND VALLEY
GATEWAY**

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Figure I-

Aerial Photo



ACI • CASCO
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Figure I-3

- Recreation equipment rentals and sales, such as fishing tackle and bait
- Food services such as fast-food, fresh produce, groceries and restaurant uses

The residential land use component offers a significant opportunity provide a wide variety of housing product types to virtually all demographic segments of the community including seniors, empty nesters, singles and families.

The Diamond Valley Gateway Specific Plan, as a regulatory document, is adopted by City Ordinance. Therefore, the Diamond Valley Gateway Specific Plan, upon adoption by the City Council, will effectively become the “zoning code” designed to regulate all development within Diamond Valley Gateway. Those regulations and standards not specifically addressed in this document will come under the purview of the City’s Zoning Code.

The Specific Plan is the ideal tool for the transition from residential general plan status and agricultural zoning to a master-planned mixed used development. Unlike the General Plan and zoning, the Specific Plan includes specific impact mitigation measures, and a program of implementation measures. State law (§65451) mandates that the Specific Plan must contain:

- 1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
- 2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan.
- 3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
- 4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs 1, 2, and 3.

In addition to sections devoted to each of these items, the Diamond Valley Gateway Specific Plan includes a detailed section addressing Design Guidelines. Although state law does not require this section, it is included to ensure a cohesive and quality project.

B. COMMUNITY-WIDE PROJECT ISSUES

The area in which the subject property is located, known as the Domenigoni/Diamond Valley Neighborhood Planning Area in the City's General Plan, is one that will be experiencing significant changes in the near future in terms of the level of development activity that will result directly from the development of the Domenigoni reservoir. That being the case, several issues arise that will need to be addressed on a community-wide scale.

Flood Control

As is the case in much of the City of Hemet, the project design must recognize and address flood control as a fundamental issue. The City has undertaken a proactive approach to ensure that adequate protection from flooding during peak storms is provided throughout the City. Prior to any final map, flood control improvements, including but not limited to detention and/or retention basins, flood control channels, shall be installed in accordance with the requirements of the City of Hemet Master Flood Control and Drainage Plan and to the satisfaction of the City Engineer.

Fire

This site, as of the date of adoption of the specific plan, is outside of the 5-minute response time for fire suppression. Until the project is within a 5-minute response time or adequate alternative fire suppression has been provided to the satisfaction of the Hemet Fire Chief, no building permits for any construction will be issued.

Land Use

The issue of land use, specifically as it relates to commercial land uses within the City, is primary in that the accompanying General Plan Amendment proposes to add approximately twenty-one and one half (20.5) acres of commercial land to the City's Land Use Plan.

C. LOCAL PROJECT ISSUES

In addition to the community-wide issues identified above, site specific issues of concern exist which relate particularly to the existing residents located adjacent to and north of Gibbel Road and effectively surrounded by the Diamond Valley gateway property on three sides.

Compatibility

Compatibility of the proposed uses with existing residential land uses directly adjacent to the project site is of primary concern. The Design Guidelines set forth a palette of specific design treatments which will ensure that adequate buffering and effective mitigation measures are provided so that impacts of the development of Diamond Valley Gateway on existing residents are minimized. The Diamond Valley Gateway project is specifically designed to be compatible with the Eastside Reservoir Project eastside recreation area which envisions a 27-hole golf course, RV park, camping, sport lake, seasonal events such as Elizabethan faires, and recreation-oriented commercial uses. The Specific Plan includes a range of supplemental commercial uses not included in the Eastside Reservoir Project, and may also provide additional recreational opportunities not within the Eastside Reservoir Project.

The project will also be compatible with development of the McSweeney Ranch property south of Gibbel Road. This property is also envisioned as a master-planned development with mixed uses and will have the potential to incorporate project-wide development standards and design guidelines to be harmonious with the Eastside Reservoir Project and Diamond Valley Gateway sense of place.

The Diamond Valley Gateway Specific Plan has also taken care to address the concerns of the Evergreen community bounded by the project. A landscape buffer shall be provided around the community along with development setbacks. The Evergreen condominiums have been an isolated pocket of urban development subject to flooding and access problems. The Diamond Valley Gateway project provides flood control facilities and improvements to Gibbel Road and State Street which, combined with future development, resolve these concerns.

D. PURPOSE AND INTENT

The primary purpose of this document is to provide a foundation for the development of a variety of residential, commercial and recreational land uses on the property through the establishment and application of comprehensive planning regulations, standards and design guidelines.

The development plan for Diamond Valley Gateway is designed to enhance housing opportunities while complimenting the recreational and commercial opportunities associated with the development of Domenigoni Reservoir.

It is the intent and objective of this Specific Plan to accomplish the following:

- Set in place the administrative mechanisms to permit the development of the property in an orderly fashion, while;
- Providing sufficient flexibility in terms of permitted land uses so as to be able to react and respond to changing market demands and community needs;
- Establish and implement development regulations and design guidelines that provide maximum flexibility while ensuring a high standard of quality;
- Capture the full potential and benefit to the City resulting from the development of Domenigoni Reservoir

II. ENVIRONMENT

A. GEOPOLITICAL

The project site, located within the incorporated limits of the City of Hemet in western Riverside County, is comprised of some 96.1 acres and is situated at the western base of the Santa Rosa Hills, in an area known as Diamond Valley. The project site abuts unincorporated Riverside County territory south of Gibbel Road. The project site also surrounds, on three sides, an existing residential enclave of approximately 8 acres on unincorporated County land north of Gibbel Road.

B. RELATIONSHIP TO THE GENERAL PLAN

The General Plan for the City of Hemet specifies the project site within the Domenigoni/ Diamond Valley Neighborhood Planning Area. The General Plan currently designates Residential (R-I and R-II) and Open Space land uses for the subject property. Figure II-1 shows the existing City of Hemet General Plan inserted in the site plan.

Residential

The General Plan currently establishes small pockets of R-II residential uses on the subject property, with a maximum density of seventeen units per acre. The intent is for the higher densities to act as a buffer between the lower density R-I residential uses, at a maximum of seven units per acre, and existing or planned public facilities and improvements. With the proposed addition of Commercial uses on the property, as discussed below, the location of the R-II residential uses is modified and the acreage increased so as to provide an effective buffer between the lower density residential uses and the commercial uses proposed. An R-III component is also included to capture a future market for resort homes and/or seniors residential.

Open Space

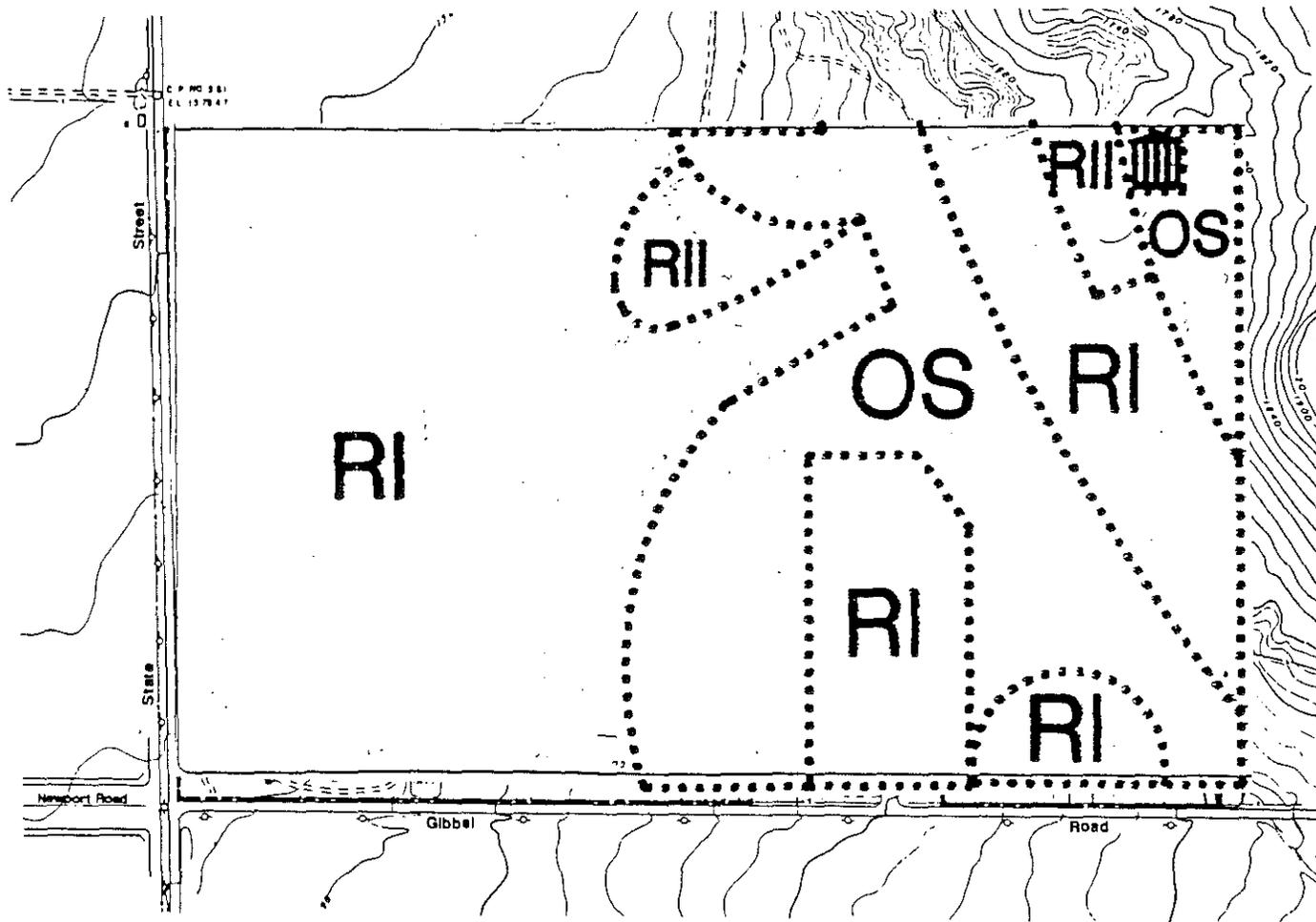
Approximately 12 acres of land is designated as natural open space on the proposed Land Use Plan. The intent of the Open Space designation is fourfold, as follows:

- (1) To protect and preserve the steep hillsides in the eastern portion of the property;

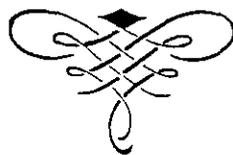
General Plan

Legend

- RI Residential 7 DU/AC
- RII Residential 7-17 DU/AC
- OS Open Space
-  Institution



DIAMOND VALLEY
G A T E W A Y



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Figure II-1

- (2) To provide a transitional buffer between the proposed development and the existing residential areas to the east, minimizing the impacts associated with the urbanization of the area;
- (3) To provide sufficient land area to accommodate existing drainage courses and future flood control facilities; and
- (4) The area provides opportunity to preserve any historical resources and enhance natural habitat communities, specifically the coastal sage community.

The objectives of the Open Space designations are accomplished by the design of landscape buffer, naturalized drainage/trail systems and improved flood control facilities incorporated into the Residential and Open Space categories proposed.

Commercial

The Land Use Plan for the Domenigoni/Diamond Valley Neighborhood Planning Area, as set forth in the General Plan for the City of Hemet, allocates 20 acres for the development of Highway Commercial and Tourist Commercial land uses to support the existing residents and future planned development of the community. With the development of Domenigoni Reservoir becoming a reality, the character of the Domenigoni/ Diamond Valley area will change to a more intensified, recreation-oriented community. Additional commercial facilities and services will be required as a result of both the permanent residential development as well as the short and long-term recreational uses associated with Domenigoni Reservoir.

In response to the general and recreation-oriented commercial needs of the future visitors and residents of the area, the General Plan Amendment being processed concurrently with this Specific Plan proposes to increase the R-II, Residential acreage and add General Commercial land uses to the General Plan.

It is anticipated that there will be interim uses until the area develops. Interim uses include, but are not limited to produce stands, agricultural, restaurants, and shops. Improvements required in order to allow these uses shall be based upon the need to protect public health and safety, including but not limited to septic systems, street improvements, and lighting.

C. TOPOGRAPHY/GEOLOGY

The property is comprised of two predominant physical areas, as described below:

- Steep, rocky hillside, which provides a distinct visual backdrop for the Diamond Valley Gateway community, occupies approximately ten percent of the property in the eastern area. The soils for this area are predominantly classified as “rock land” (RtF) comprised of granite boulders and rock outcrops that cover 35-60% or more of the surface. In the small areas between the outcrops and boulders is loamy sand. Slopes range from 15-75%. The base of the hillside is primarily Cieneba soils which are rocky, sandy loams on 15-50% slopes. This land type provides limited forage for wildlife from annual grasses and forbs.
- Gently sloping alluvial area comprising the vast majority of the site, sloping gently from the southeast to the northwest. Soils of this area are primarily Hanford, Greenfield, and Pachappa which graduate in degree of fineness from the hillside to State Street. Adjacent the hillside Cieneba base, there is coarse sandy loam (Hanford HcD2). As soil types move away from the hillside the loam becomes finer to Pachappa fine sandy loam (PaA) along the northwestern edge of the property. The Hanford Series is typical of these soils, consisting of well-drained and somewhat excessively drained sandy loam developed on alluvial fans with slopes from 0-15%. In addition to agricultural uses, they are designated appropriate for homesites.

The topographic elevations of the site range from a low point of approximately 1575 feet above mean sea level, located at the northwestern corner of the site, to a high point of approximately 1770 feet above mean sea level, located at the northeastern corner of the property.

The rocky hillside on the eastern portion of the project site acts as a significant visual backdrop to the property, clearly visible from virtually all western areas of the Diamond Valley, especially to all traveling along State Street and Domenigoni Parkway.

Figure II-2 illustrates the topographic characteristics of the project site while Figure II-3 identifies the soils characteristics found on the subject property.

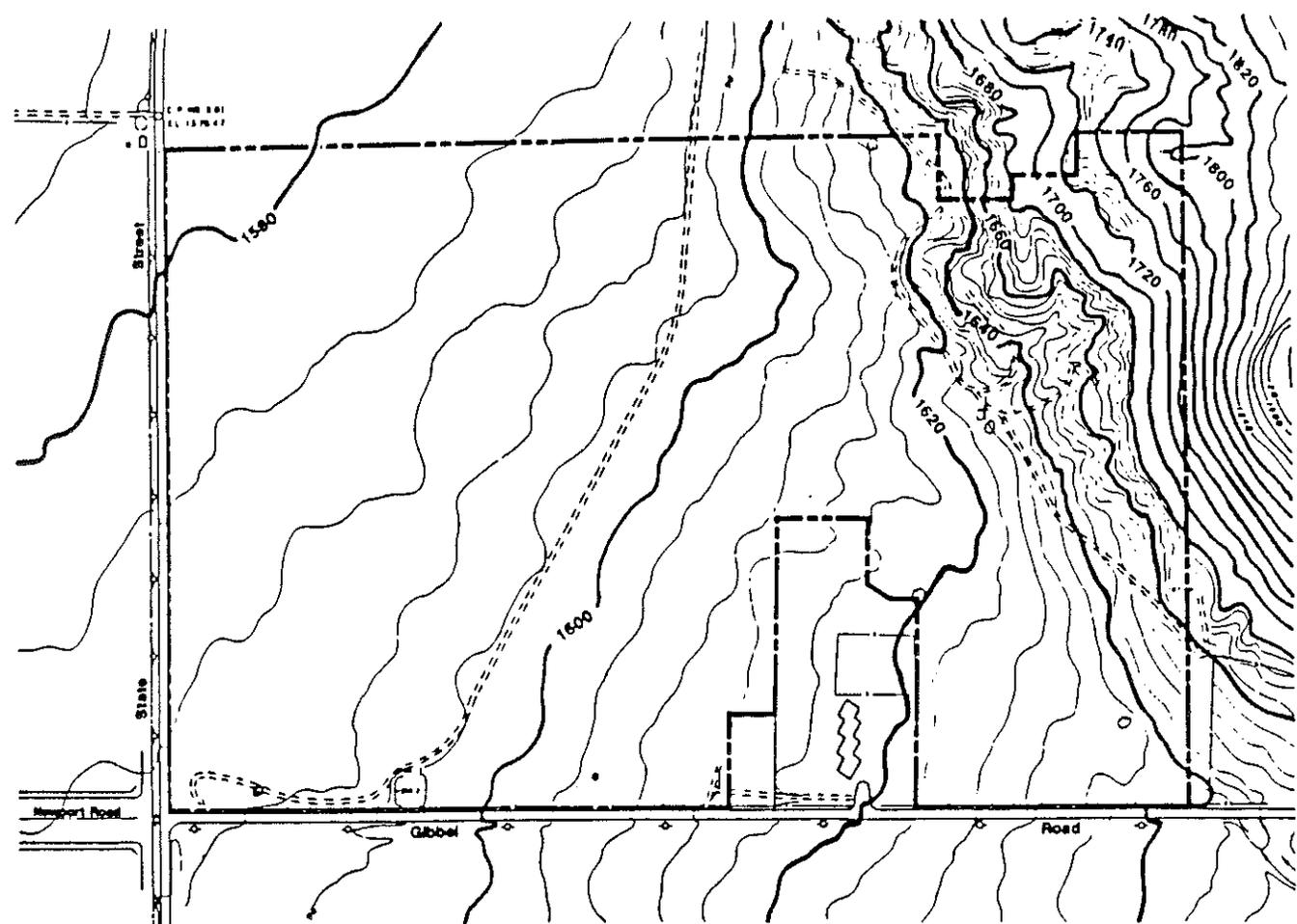
D. HYDROLOGY

Typical of much of the low-lying valley areas within the City of Hemet, much of the western portion of the project site is subject to flooding during the 100-year storm.

Figure II-4 illustrates the limits of the 100-year floodplain affecting Diamond Valley Gateway.



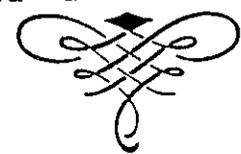
Topography / Elevation Ranges



LEGEND

| | |
|--|-------------|
| | BELOW 1580 |
| | 1580 - 1620 |
| | 1620 - 1660 |
| | 1660 - 1700 |
| | 1700 - 1740 |
| | ABOVE 1740 |

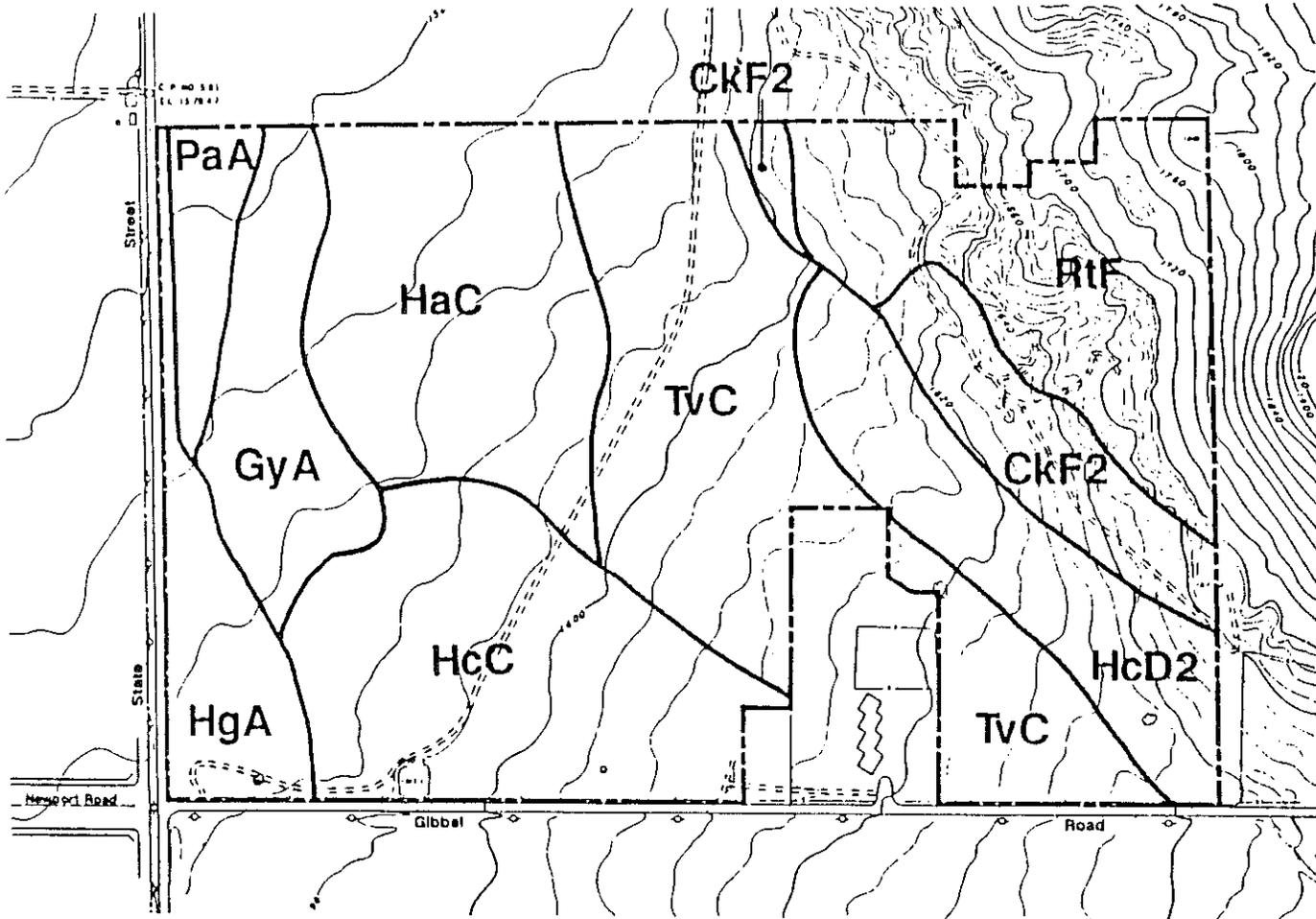
DIAMOND VALLEY
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Figure II-2

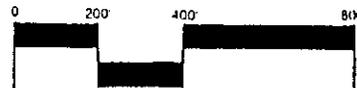
Soils Map



LEGEND

| Map Symbol | Mapping Unit | Vegetative Soil Group | Range Site |
|------------|--|-----------------------|----------------|
| CkF2 | Cleneba rocky sandy loam, 15 - 50 % slopes | J | Shallow Loamy |
| GyA | Greenfield sandy loam, 0 - 2 % slopes | A | Loamy |
| HaC | Hanford loamy fine sand, 0 - 8 % slopes | A | Sandy |
| HcC | Hanford coarse sandy loam, 2 - 8 % slopes | A | Sandy |
| HcD2 | Hanford coarse sandy loam, 8 - 15 % slopes | A | Sandy |
| HgA | Hanford fine sandy loam, 0 - 2 % slopes | A | Loamy |
| PaA | Pachappa fine sandy loam, 0 - 2 % slopes | A | Loamy |
| RIF | Rock land | J | Shallow Loamy |
| TvC | Tujunga loamy sand channeled, 0-8 % slopes | J | Sandy Alluvial |

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Figure II-3

The primary drainage course, located in the eastern portion of the property and originating in the Avery Canyon area to the east, traverses the project site from southeast to northwest. The Hemet Master Flood Control and Drainage Plan estimates that during a 100- year storm, approximately 1750 cubic feet per second (CFS) enters the project site at the southern property boundary. Consistent with the Hemet Master Flood Control and Drainage Plan and as discussed in Chapter IV of this Specific Plan, a trapezoidal channel will be improved on the subject site to protect the public from flows resulting from the 100-year storm. The improved channel will also act as a buffer between the developed areas of the site to the west from the natural open space areas in the eastern portions of the property.

A smaller, more localized drainage course traverses the central portion of the property in the same southeast to northwest direction as the primary course described above. This course will be accommodated by means of a natural open space area which will be landscaped and include a pedestrian trail. This secondary drainage course is intended to act as a physical and visual buffer between the commercial and residential land uses proposed.

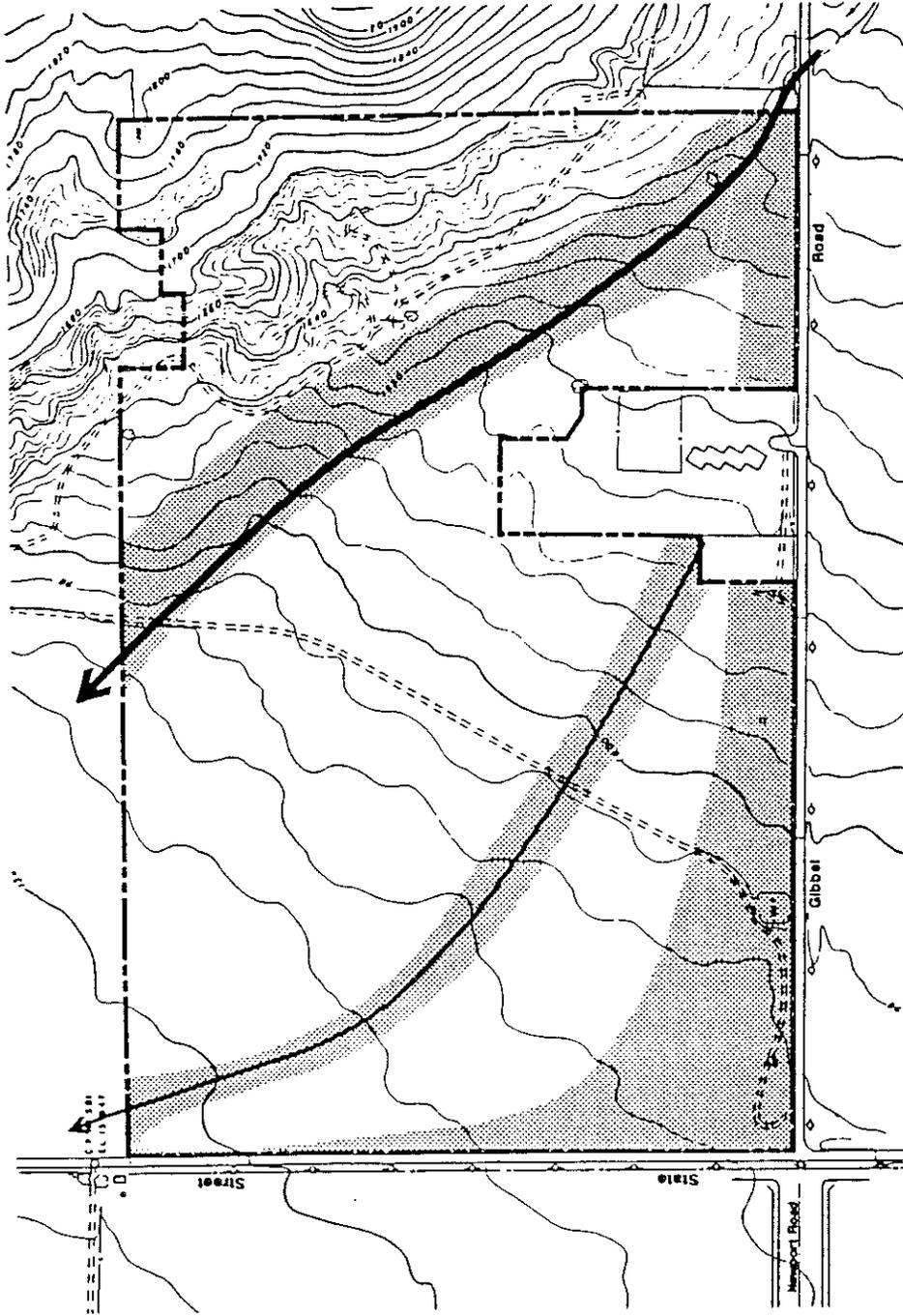
The areas subject to flooding during the 100-year storm that are located directly adjacent to State Street and Gibbel Road will be protected by means of the full improvements to State Street and Gibbel Road.

An onsite detention/retention basin will be provided as required to prevent off-site drainage from increasing beyond current seasonal quantities. The detention/retention basin will be designed during subsequent development stages of the project, and will conform to the Hemet Master Flood Control and Drainage Plan. The retention/detention basin may be placed within interim agricultural areas, designed as a permanent structure, or incorporated into water amenities such as ponds, waterways, and small fishing lakes. The design and location of these facilities will be determined during the tentative map and/or conditional use permit stage of development.

E. BIOLOGY

A biological assessment was conducted in January of 1996 by Thomas Olsen and Associates. The full report is included in the Technical Appendices. In summary, the project site does not contain any significant natural resources or habitat communities, with the exception of approximately seven acres of coastal sage scrub located in the eastern portion of the site. Figure II-5 depicts the location and extent of the existing coastal sage scrub community. The coastal sage scrub community is significant in that it typically acts as habitat for a number of threatened or endangered species, such as

Hydrology

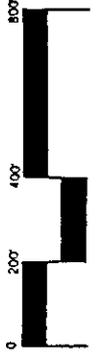


LEGEND

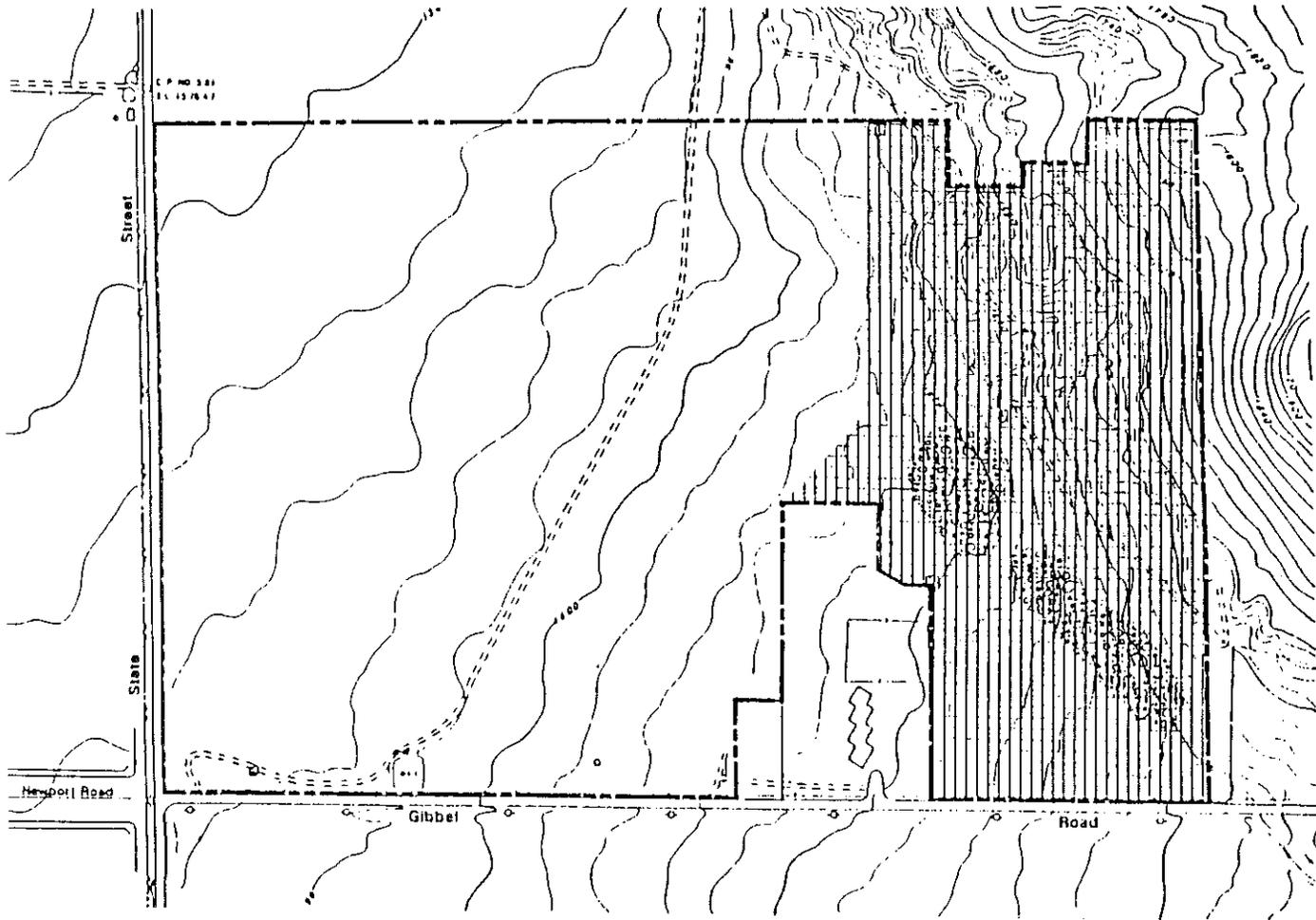


100 YEAR
FLOODPLAIN

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Biology

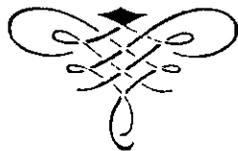


Coastal Sage Scrub



Ruderal Grasslands

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GATEWAY



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Figure II-5

the California Gnatcatcher. The site survey included a search for the California Gnatcatcher, and none were detected.

The development of the property, as proposed, will impact the coastal sage scrub community. One measure recommended by the biologist to mitigate the impacts of the development is to hydroseed the hillside area in the eastern portion of the property with coastal sage scrub. This will expedite the recovery of the coastal sage scrub community that was lost in the hillside location due to fires in recent history.

F. ARCHAEOLOGY

To determine the existence of any significant cultural resources on the project site, research, analysis and field study efforts were conducted by Applied Earthworks in January, 1996. The complete report is included in the Technical Appendices.

A total of three cultural resource sites were identified on the property during the field survey. Two of the sites were not considered to be significant and no further efforts or mitigation measures were deemed necessary.

The third site, located in the steeper eastern portions of the property, is considered to have some cultural value. Avoidance was recommended for this particular site.

The report proceeds to state that if avoidance is not feasible, the recommendation is that a limited Phase 2 investigation be conducted so as to confirm that no sub-surface resources exist. The proposed development of the property will impact the western portion of this third site.



III. SPECIFIC PLAN OF LAND USE

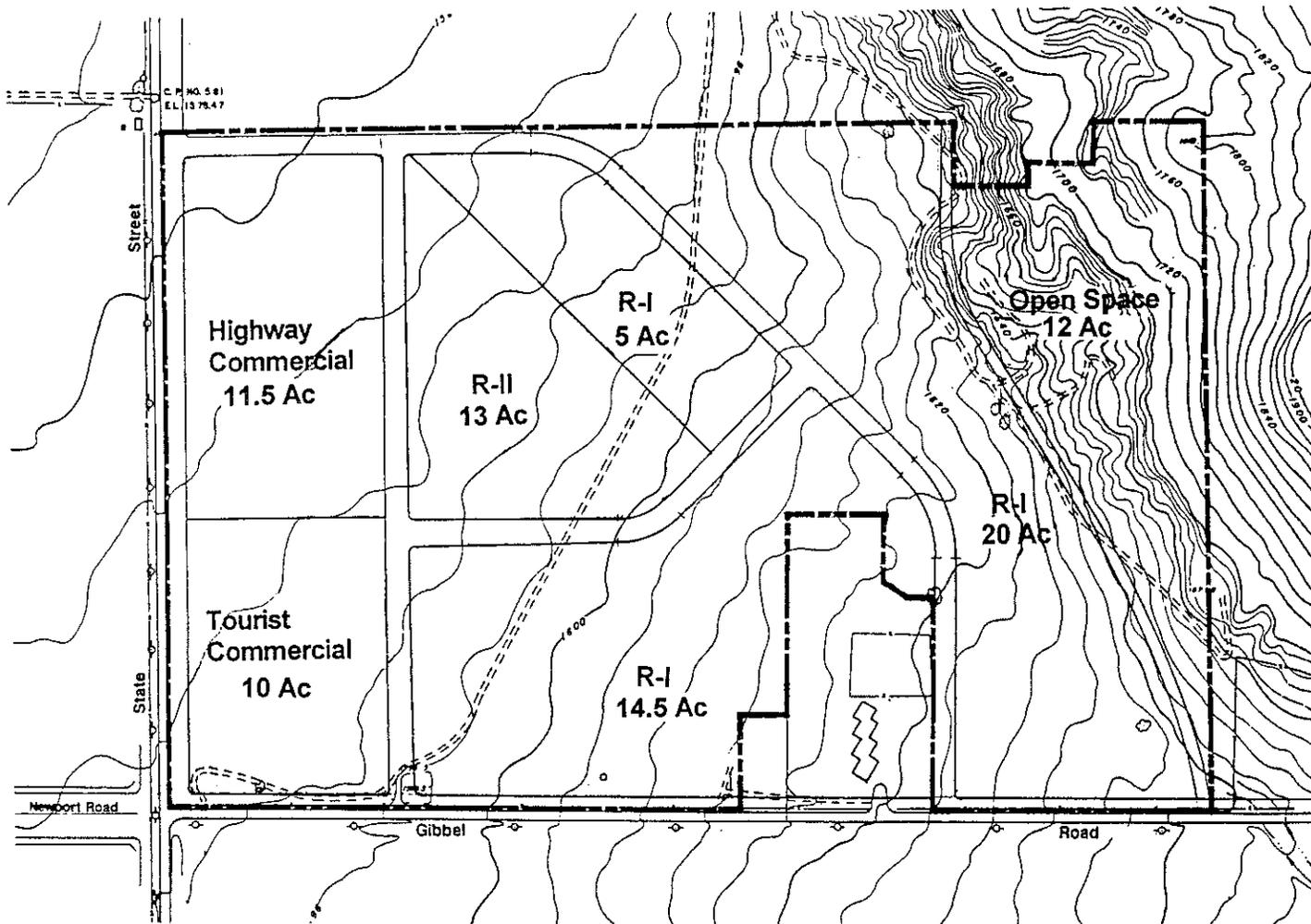
A. LAND USE PLAN

The primary intent of the Land Use component for Diamond Valley Gateway is to describe the type, location, distribution and intensity of the land uses proposed for the property. A main objective is to establish the general type and intensity of land uses permitted within the development, as well as their relationship with adjoining land uses, both existing and future.

The Land Use Plan within this Specific Plan for Diamond Valley Gateway, along with the accompanying General Plan Amendment to the Land Use Element, provides for a residential community of a maximum of 497 dwelling units. Additionally, approximately twenty-one and a half acres (21.5 ac) of commercial land uses are permitted. Figure III-1 identifies the proposed land uses and development patterns for the property. The statistical summary of the overall land use plan is set forth in Table III-1.



Land Use Plan



| LEGEND | |
|--------------------|-------------|
| Land Use | Acres |
| Highway Commercial | 11.5 |
| Tourist Commercial | 10.0 |
| Residential | |
| R-I | 39.5 |
| R-II | 13.0 |
| Open Space | 12.0 |
| Streets | 10.1 |
| Total | 96.1 |

The land use boundaries are for illustrative purposes. Minor changes to the boundaries may be permitted by the Planning Commission so long as the acreage remains the same.

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Figure III-1

Precise lot sizes and densities will be proposed at the Tentative Tract Map stage. As established in Chapter V, maximum dwelling units shall not be exceeded and minimum lot sizes shall be maintained within the Diamond Valley Gateway community. All Residential I (R-I) lots shall have a minimum of 7,200 square feet unless otherwise noted. Where Residential I Planning Areas are proposed to have lot sizes less than 7,200 square feet, the requirements of the General Plan for additional amenities must be met.

The lower and upper limits of the density ranges are not goals to be achieved. The mid-point of each range is the normal density expected from development. Development beyond the mid-point of the range may be approved when, in the opinion of the Planning Commission, the site development plan and/or architectural character of the project is determined to be exemplary.

In response to the development of Domenigoni Reservoir, the residential (and commercial) component of the Specific Plan permits interim recreation/residential uses, such as camping, RV overnight use, and travel trailer parks, which may compliment the attraction and use of the reservoir.

Commercial

A primary land use feature of Diamond Valley Gateway is the commercial development proposed. The intent of the commercial land uses permitted within Diamond Valley Gateway is twofold as follows:

- to provide the residents in Diamond Valley Gateway and the immediate area with close and convenient commercial facilities, with which to serve their daily needs; and
- to serve the commercial needs, both short and long term, of the recreation-oriented users of Domenigoni Reservoir

A total of twenty-one and one half acres (21.5 ac) are designated as Commercial within Diamond Valley Gateway. As depicted in Figure III-1, the commercial land uses are situated at the intersection of State Street and Domenigoni Parkway/Gibbel Road, taking advantage of the high visibility and future traffic patterns along the frontage of these two streets, as well as providing convenient access for the future users of the commercial facilities.

The commercial area is divided into two types of activity. The 10-acre Tourist Commercial site is located at the intersection of Domenigoni Parkway and State Street. This is a major focal point for both the Diamond Valley Gateway project and the community. Commercial uses will be targeted to tourism/recreation in

association with the Eastside Reservoir Project. The 11.5-acre Highway Commercial site will provide opportunities for retail and travel-oriented commercial uses. Specific uses are defined in Chapter V.

The commercial facilities shall be designed to be oriented to the major intersection while maintaining resident-friendly access to the residential development within Diamond Valley Gateway. These concepts are not intended to solidify the arrangement of commercial land uses on the site, but rather are intended to promote creativity while implementing the objectives of the plan.

A significant concept associated with the commercial development within Diamond Valley Gateway involves the potential to develop interim commercial and recreation-oriented land uses in conjunction with the development of Domenigoni Reservoir. During the initial term of development of Domenigoni Reservoir, a market may be established for various recreational and commercial services and facilities, including camping, RV overnight activities, travel trailer parks. The objective of the Specific Plan is to permit interim land uses which are compatible with the progressive development of the area and which may be modified, upgraded or redeveloped so as to keep pace with the ultimate character of the community.

Prior to the location of any interim use within the boundaries of the Specific Plan, a list of interim uses, shall be provided to, and approved by, the Planning Commission. Additional interim uses may be approved by the Planning Commission from time to time as the Commission deems appropriate. Interim uses shall be considered to be no longer than 5-years, unless extended by the Planning Commission.

Open Space

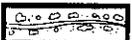
As illustrated in Figure II-1, the project site is comprised topographically of two distinct areas. Approximately ten percent (10%) of the site, located in the eastern portion of the property, is comprised of steep and rocky hillside terrain, part of the Santa Rosa Hills, with slopes in excess of twenty-five percent (25%). This steep area is identified as Open Space in the City's General Plan, to be void of any development. The intent of the Specific Plan is to maintain this open space area as a physical amenity and the distinct visual backdrop to the project site that it is today, contributing to the effort to mitigate the urbanization that is to occur on this site, in particular, and the Diamond Valley/Domenigoni Valley area in general. Maintenance responsibilities of this open space amenity is discussed in Chapter VI.

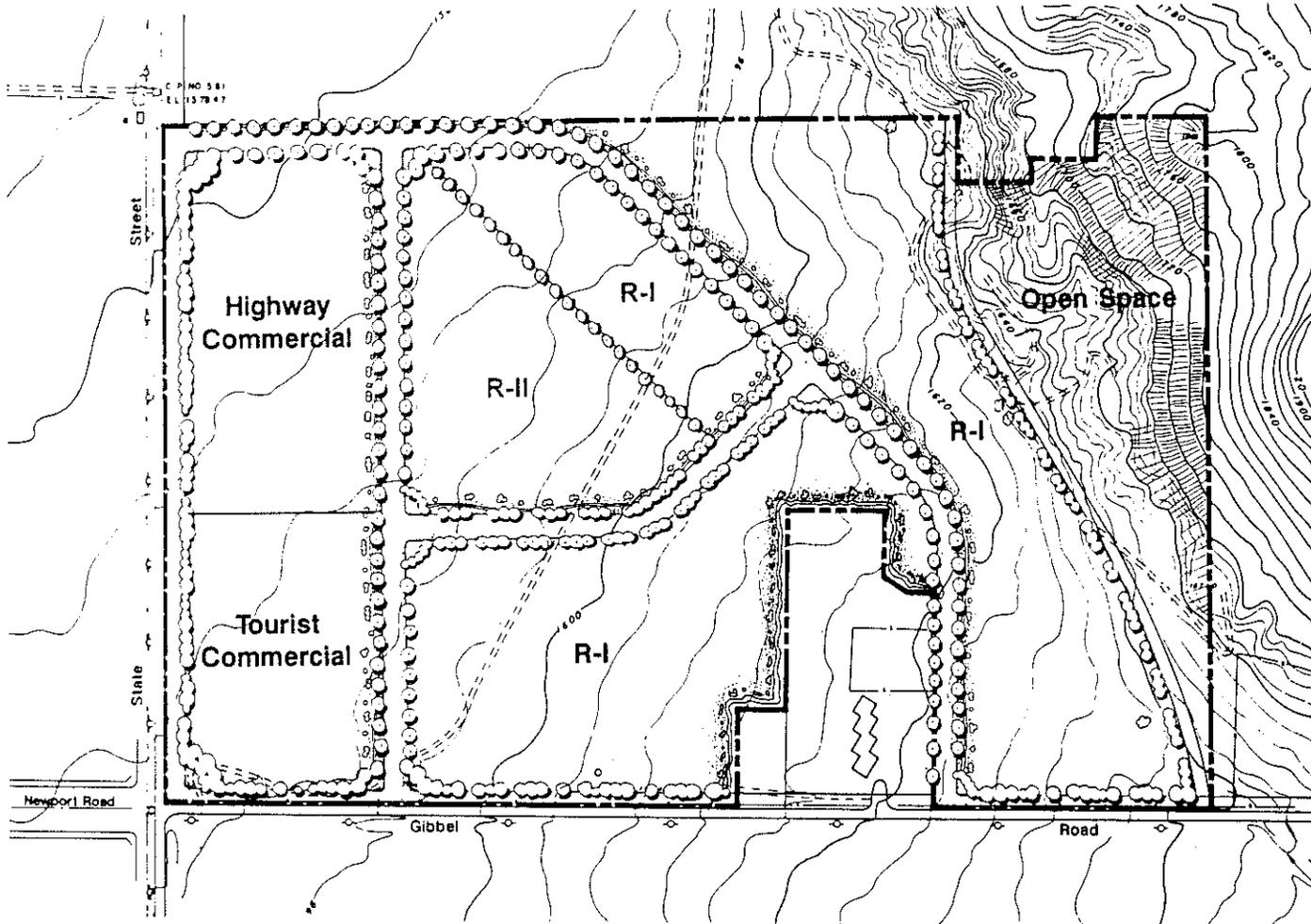
The remainder of the property is comprised of relatively flat valley floor to the south and west, and encompasses approximately ninety percent (90%) of the



Landscape Plan

LEGEND

-  Commercial Entry
-  Residential Entry
-  Columnar Trees
-  Canopy Trees
-  Pedestrian Trail
-  Natural Open Space



Pedestrian trails adjacent to the Commercial areas are not shown.

Final street tree species selection to be determined pursuant to City Requirements.

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site. Within the valley floor area, natural drainage courses that traverse the subject site are also identified as Open Space in the General Plan so as to ensure adequate area for the construction and maintenance of flood control facilities.

As discussed in Section D of Chapter IV, a natural drainage course presently traverses the eastern portion of the property, along the base of the Santa Rosa Hills. In order to protect the Hemet community from flooding during peak flows, including the 100-year storm, the City has formulated and is implementing a Master Flood Control and Drainage Plan that includes the drainage area that exists on the site. Consistent with the master plan, a trapezoidal channel is proposed to transmit storm flows. This channel will also serve as the boundary and buffer between the natural open space hillside area to the east and the developed residential area to the west of the proposed channel. Precise sizing and alignment of this facility, consistent with the Specific Plan and the Master Flood Control and Drainage Plan, will be defined at the Tentative Tract Map stage of development.

The General Plan also identifies areas surrounding the existing residential enclave as Open Space on the Land Use Map. The intent is to provide a permanent buffer between the existing residents and the future residents and visitors of Diamond Valley Gateway, thereby minimizing the impacts associated with the development and urbanization of the project site. As depicted on Figure III-2, a landscape buffer containing pedestrian trail linkages is proposed to completely surround the existing residential community. Additional buffering from the commercial uses will be provided by means of the public street right-of-way accessing the residential planning area off Gibbel Road.

Additionally, a smaller drainage course exists in the central portion of the site. It also is designated as opens space so as to require adequate flood control measures. Figures III-4 and III-5 illustrates the alternative buffering treatments proposed. Alternative 1 utilizes a landscape buffer/pedestrian trail between the commercial area with the residential uses oriented away from the commercial. Alternative 2 incorporates a public street as an additional buffer to the landscape area/pedestrian trail system.

Although technically designated as residential and commercial land uses by this document, the residential and commercial regulations, as well as the treatments proposed along public streets abutting the existing development are consistent with and will meet the intent and objective of the Open Space designation of the General Plan.

B. DESIGN CONCEPTS

The proximity of Diamond Valley Gateway to the Domenigoni Reservoir, particularly the east-end recreation area, offers an opportunity to create a comprehensive development style and architectural flavor that will enhance the entire area. Several architectural themes exist, such as California Ranch, Early Spanish and Mission styles, which reflect the rustic character of the Hemet area. While no specific architectural style is established for Diamond Valley Gateway, the intent is to establish a character and level of detail and quality that is expected and required and which will take advantage of the opportunity to create a cohesive community through the harmonious use of building materials, landscape materials and architectural styles. Design Guidelines are contained within Chapter VII herein that provides direction for the future site planning and building design.

Due to the realities of climate in the area, coupled with the desire to establish and maintain the highest quality of development, of primary concern is the durability of those particular materials utilized in the construction of the project. While it is not the intent of this Specific Plan to limit the type of building materials utilized or constrict design creativity, it is understood that the builders will be required to demonstrate the quality of building materials proposed.

1. Commercial/Residential Transition Treatments

As discussed above, a conscious effort must be put forth to provide an effective and aesthetically pleasing transition and interface between the residential and commercial uses proposed in Diamond Valley Gateway. A combination of landscaped drainage area, pedestrian trail system, and street right-of-way will be utilized so as to minimize the intrusion of potentially incompatible commercial and residential land uses.

Consistent with City standards, particular attention must be paid to the location, orientation and screening of the loading and trash collection areas of the commercial center. In that the plan attempts to open up the commercial center to pedestrian access from the residential area, loading and trash collection areas should be located, wherever possible, in screened areas within the interior of the commercial site. A combination of Land Use Buffers Type A and Type B, as depicted in Figure A-4 of Appendix A of the City General Plan should be incorporated into the edge treatments between the two land uses.

2. Landscaping

With the Santa Rosa Hills as a permanent and distinct backdrop to the Diamond Valley Gateway property, the landscape character will attempt to compliment and

preserve the rural and rustic nature of the area. Figure III-2 provides a conceptual illustration of the various landscape elements that will assist in providing a distinct identification statement to the Diamond Valley Gateway community. The primary objective is to tie the residential and commercial components of the community together by means of landscape materials and treatments. The basic landscape concept is to establish an "Early California" flavor by the use of tree materials including but not limited to California Live Oak (*Quercus agrifolia*), California Sycamore (*Platanus racemosa*), and Engelmann oak (*Quercus engelmannii*). Additionally, shrubs, groundcovers and turf materials, consistent with City standards and requirements for low water use, will be utilized in conjunction with hardscape materials to enhance the theme established by the larger tree materials.

3. Entry Monumentation

The primary intent of the entry statements is to clearly establish the arrival at the community of Diamond Valley Gateway. It is expected that there will be two distinctly different destinations within Diamond Valley Gateway, the commercial area at the forefront of the intersection of State Street/Domenigoni Parkway and the residential neighborhood east of the commercial area.

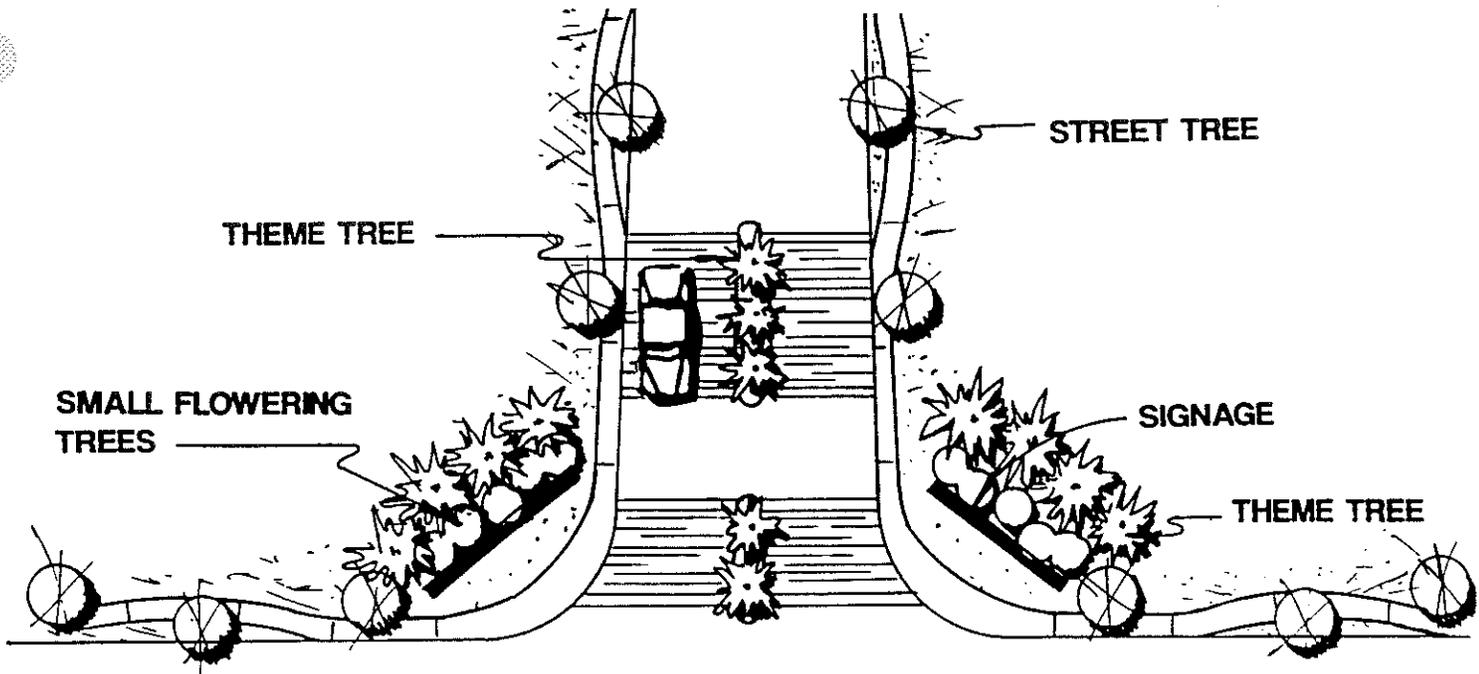
a. Commercial Entry

Figure III-3 illustrates the entry statement concept that will be utilized to direct visitors into the commercial area. The vast majority of visitors will arrive at Diamond Valley Gateway by proceeding either south on State Street or east on Domenigoni Parkway. The commercial entry statements will catch the eye while establishing the quality and style of the commercial center.

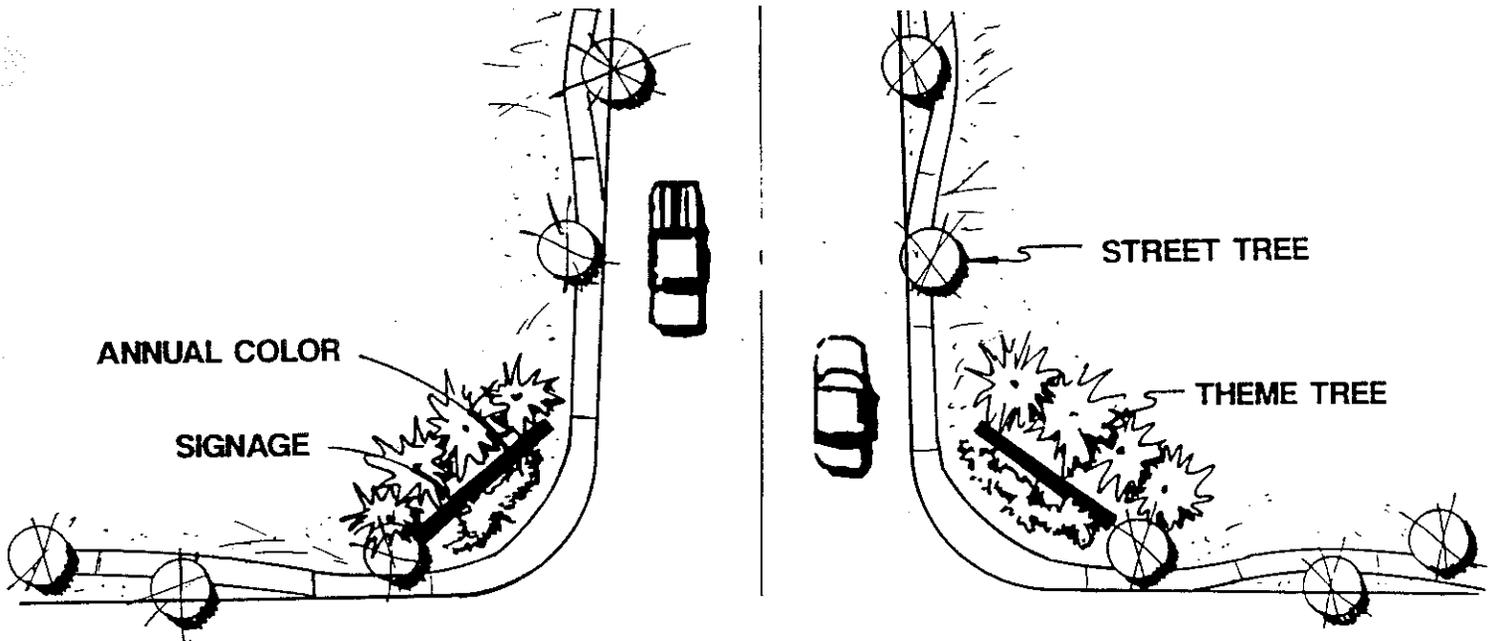
b. Residential Entry

Figure III-2 depicts the locations of the residential entry statements, while Figure III-3 illustrates how the commercial entries will be complimented by the residential entries in terms of configuration and materials.

Entry Statement Illustratives



Commercial Entry Statement



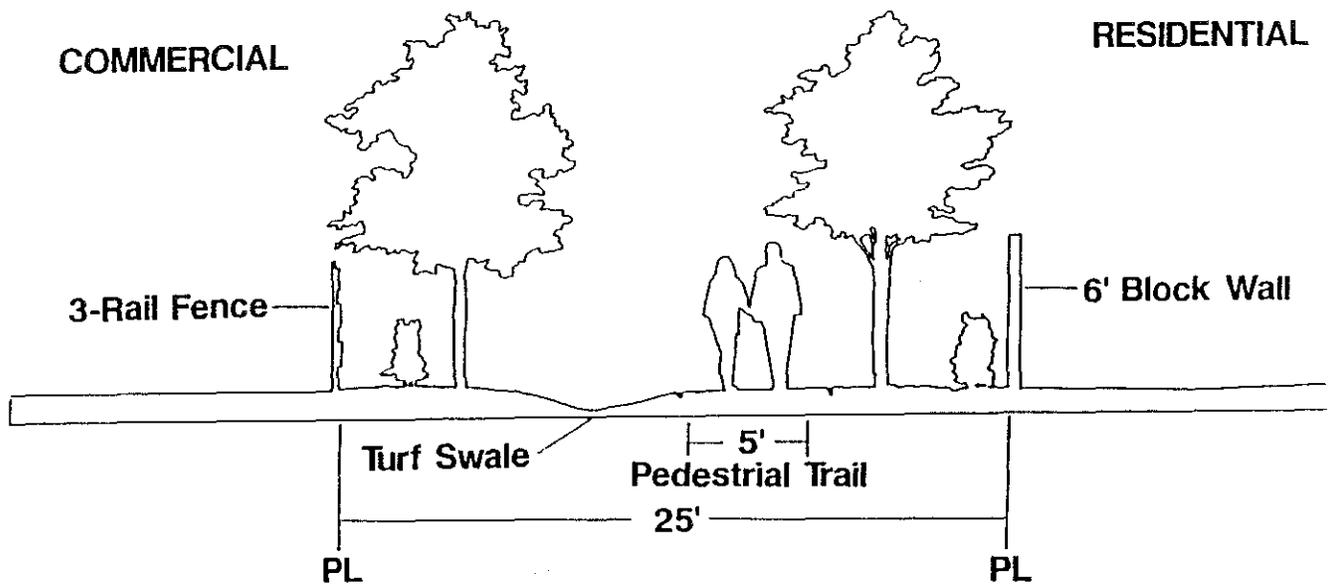
Residential Entry Statement

DIAMOND VALLEY
GATEWAY



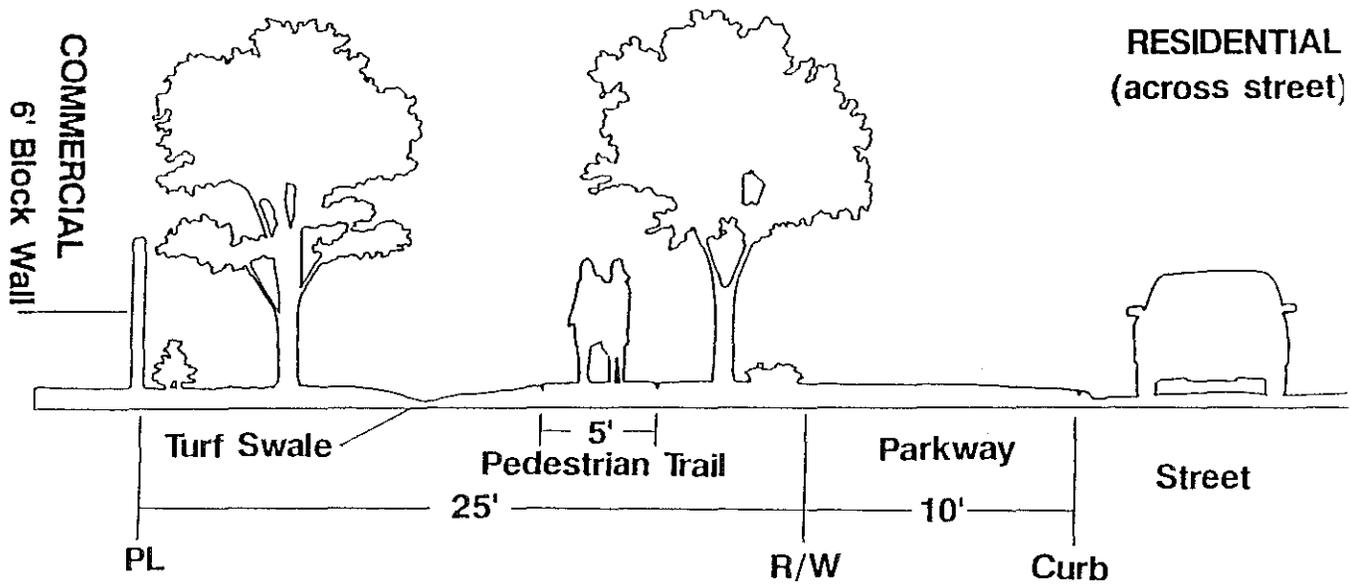
Figure III-3

Residential / Commercial Buffer



Alternative 1

Figure III-4



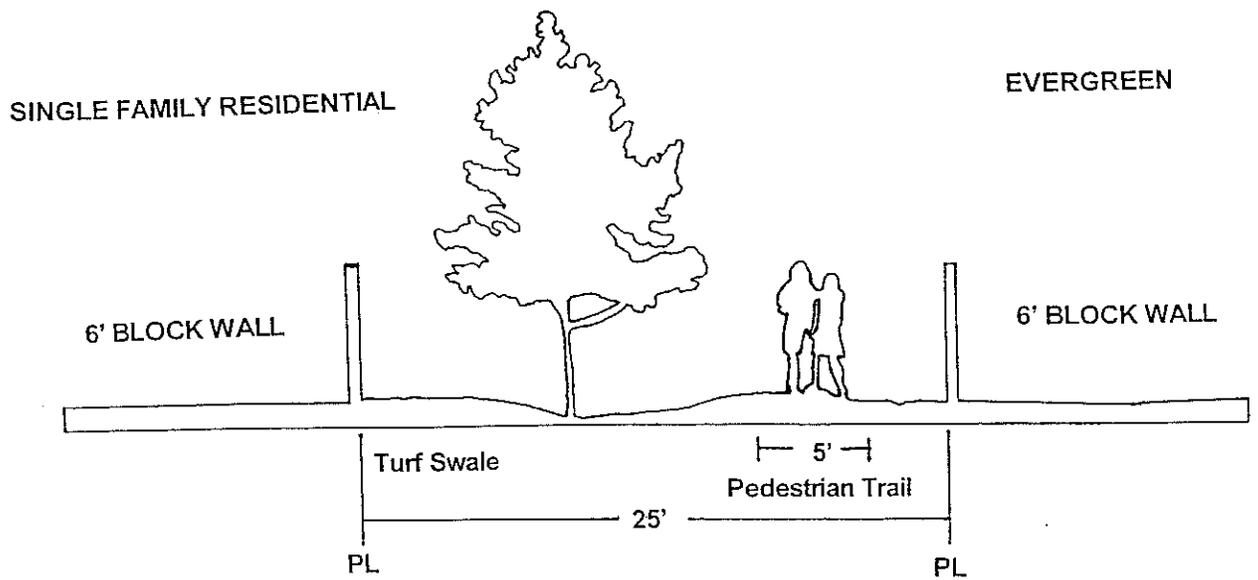
Alternative 2

DIAMOND VALLEY
GATEWAY



Figure III-5

Residential / Evergreen Buffer



IV. INFRASTRUCTURE PLAN

A. CIRCULATION

Vehicular

Primary vehicular access to Diamond Valley Gateway is provided via State Street from the north and Domenigoni Expressway from the west. Gibbel Road, which establishes the southern boundary of the project site, continues to the east to serve Avery Canyon residents and the Mesa Grande area of the Santa Rosa Hills. State Street, at the western border of the property, continues to the south, providing access to Cactus Valley and St. Johns Canyon.

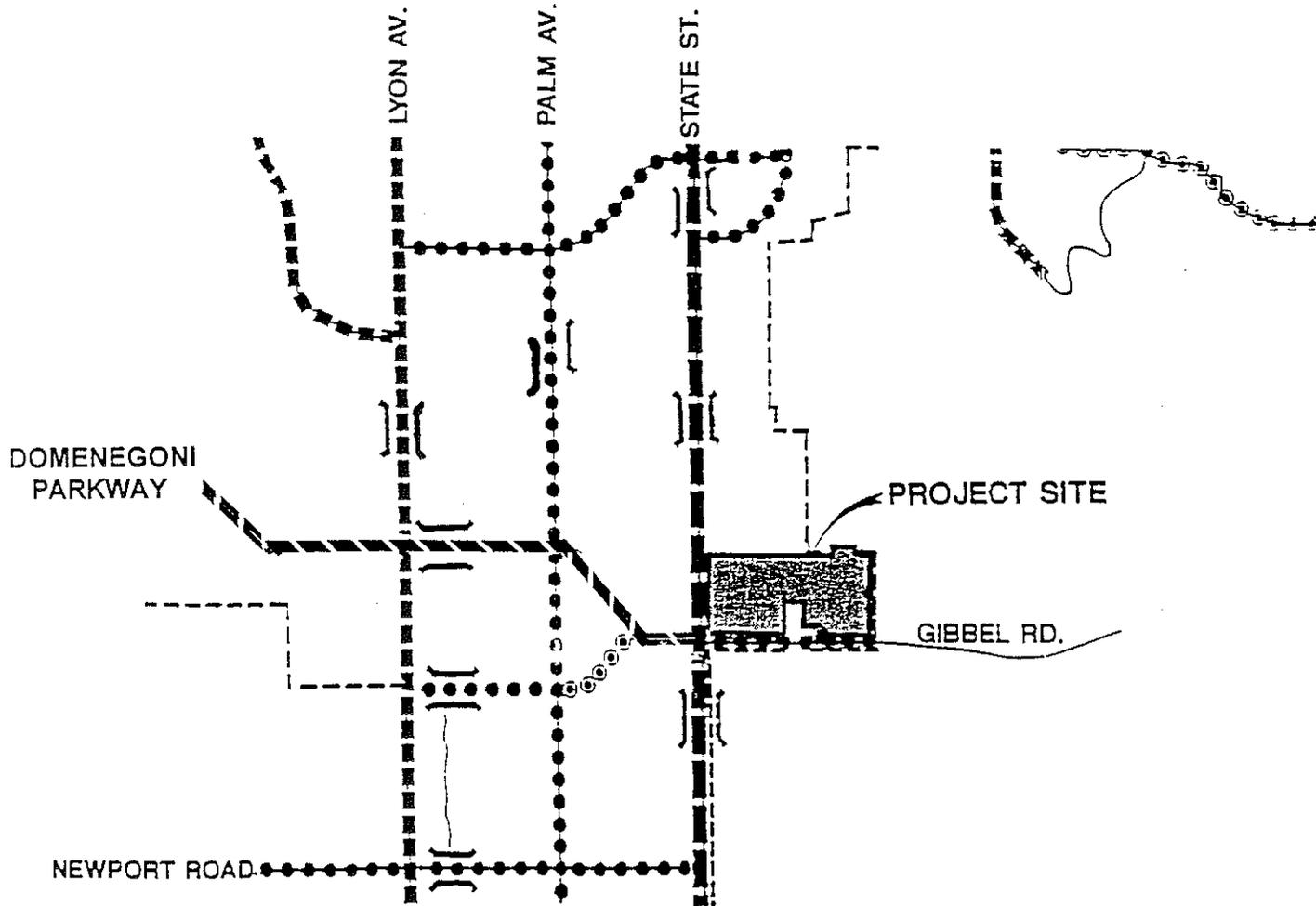
Figure IV-1 depicts the planned area-wide circulation system established in the Circulation Element of the City's General Plan. Domenigoni Expressway is being realigned due to the construction of Domenigoni Reservoir. The new alignment will result in Domenigoni Expressway intersecting with State Street at the current alignment of Gibbel Road, resulting in high visibility and superb regional access to the project site. Ultimate right-of-way requirements for Domenigoni Expressway at the intersection of State Street have yet to be finalized.

State Street will be constructed per City standards for a Major Highway, with a one hundred-foot right-of-way (100' R/W). Additionally, State Street is designated as a scenic corridor and, as a result, an additional twenty-five feet (25') of landscaped parkway, abutting the typical parkway within the standard street section for a Major Highway, will be dedicated to and maintained by the City of Hemet. The design and treatments for this area will comply with the regulations included in the latest Scenic Highway Manual, as adopted by the City of Hemet. Consistent with City policies to minimize access points off State Street, only two access points to the commercial and residential development are proposed to be taken from State Street. It should be noted that opportunity exists to provide reciprocal access rights to the property directly to the north of the project site via the collector street that parallels the northern property line.

Figure IV-2 illustrates the master-planned street system that will provide access to the site as well as the internal backbone system that will complete the local circulation network serving Diamond Valley Gateway. Figure IV-3 provides typical cross section views of the street system.

Gibbel Road is designated as a Collector on the City's Circulation Element and will be constructed as such, with a sixty-six foot right-of-way (66' R/W). The Local Collector road serving the interior of the project and connecting State Street and

Areawide Circulation Master Plan



LEGEND

-  Local Collector (60' R.O.W.)
-  Collector (66' R.O.W.)
-  Secondary Highway (88' R.O.W.)
-  Major Highway (100' R.O.W.)
-  Arterial Highway (110' R.O.W.)
-  Expressway (134' R.O.W.)
-  Major Bridge Crossing

DIAMOND VALLEY
GATEWAY



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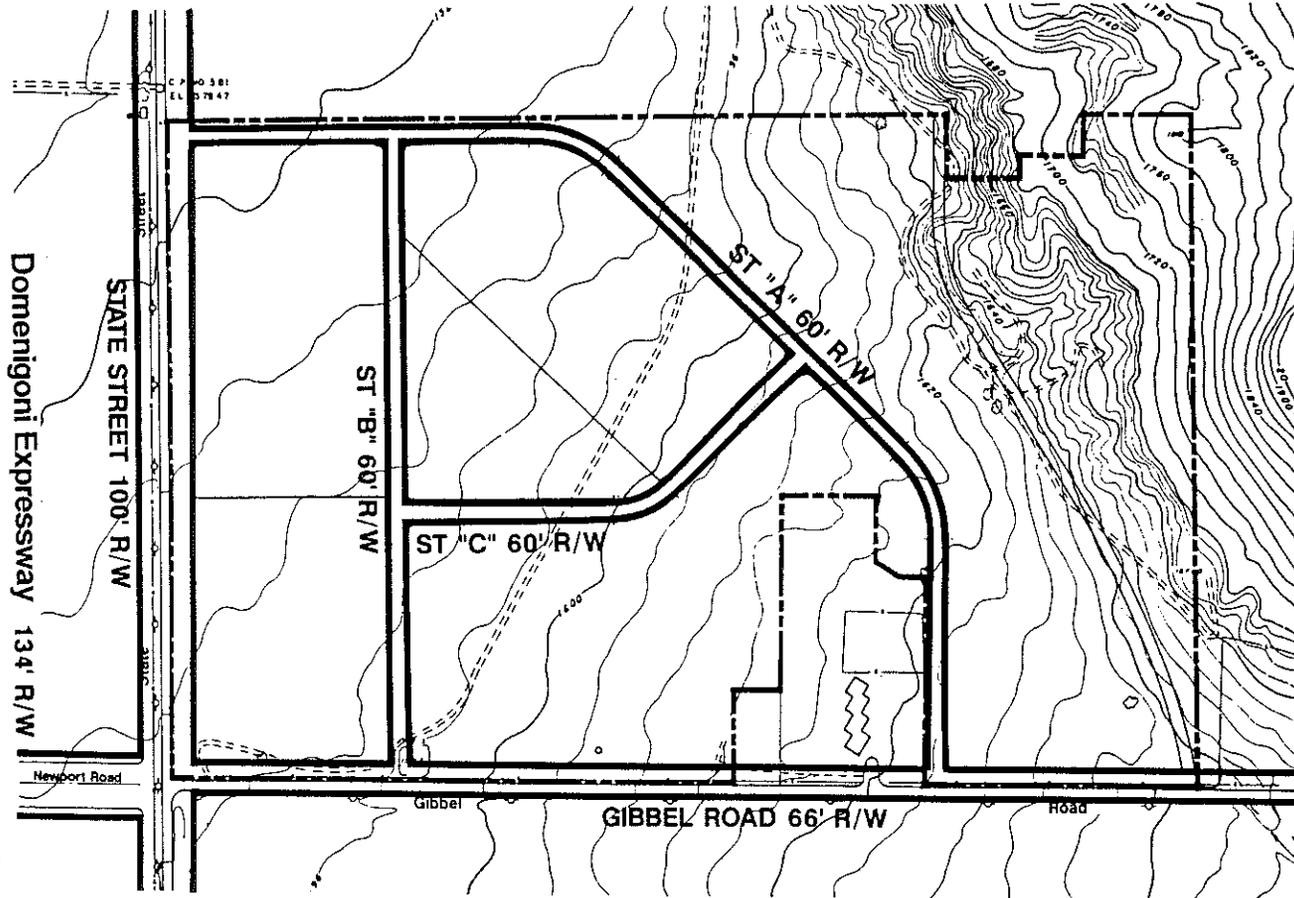
937 SOUTH VIA LATA, SUITE 500
COLTON, CA 92324
PH. (909) 783-0101

Figure IV-1

Circulation Plan

LEGEND

-  Domenigoni Parkway Expressway 134' R/W
-  State Street Major Highway 100' R/W
-  Gibbel Road Collector 66' R/W
-  Interior Streets Local 60' R/W



Domenigoni Expressway 134' R/W

STATE STREET 100' R/W

ST "B" 60' R/W

ST "A" 60' R/W

ST "C" 60' R/W

GIBBEL ROAD 66' R/W

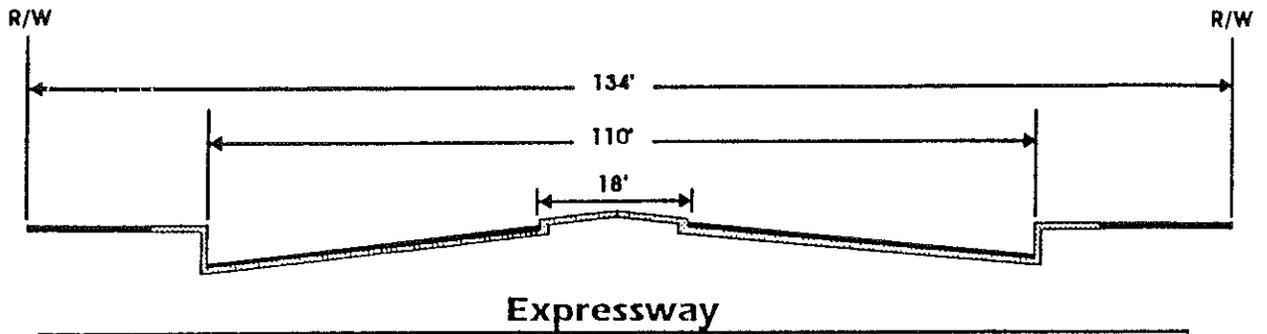
Figure IV-2

DIAMOND VALLEY
G A T E W A Y

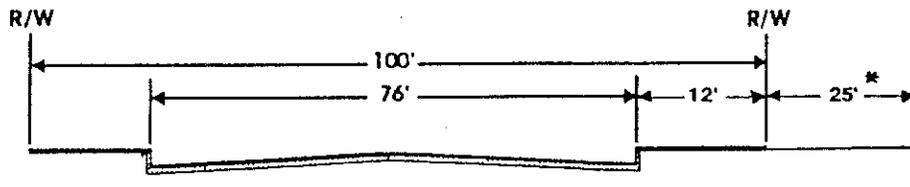


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Street Sections

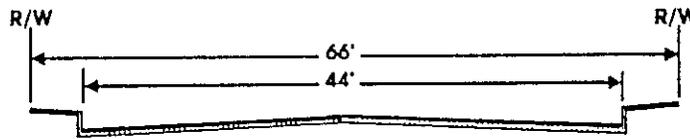


Domenigoni Parkway

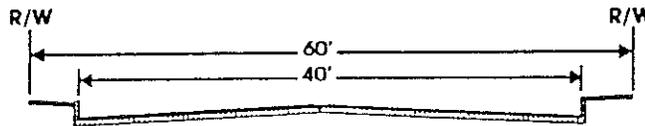


State Street

*Scenic corridor landscape area (To be dedicated to City of Hemet)

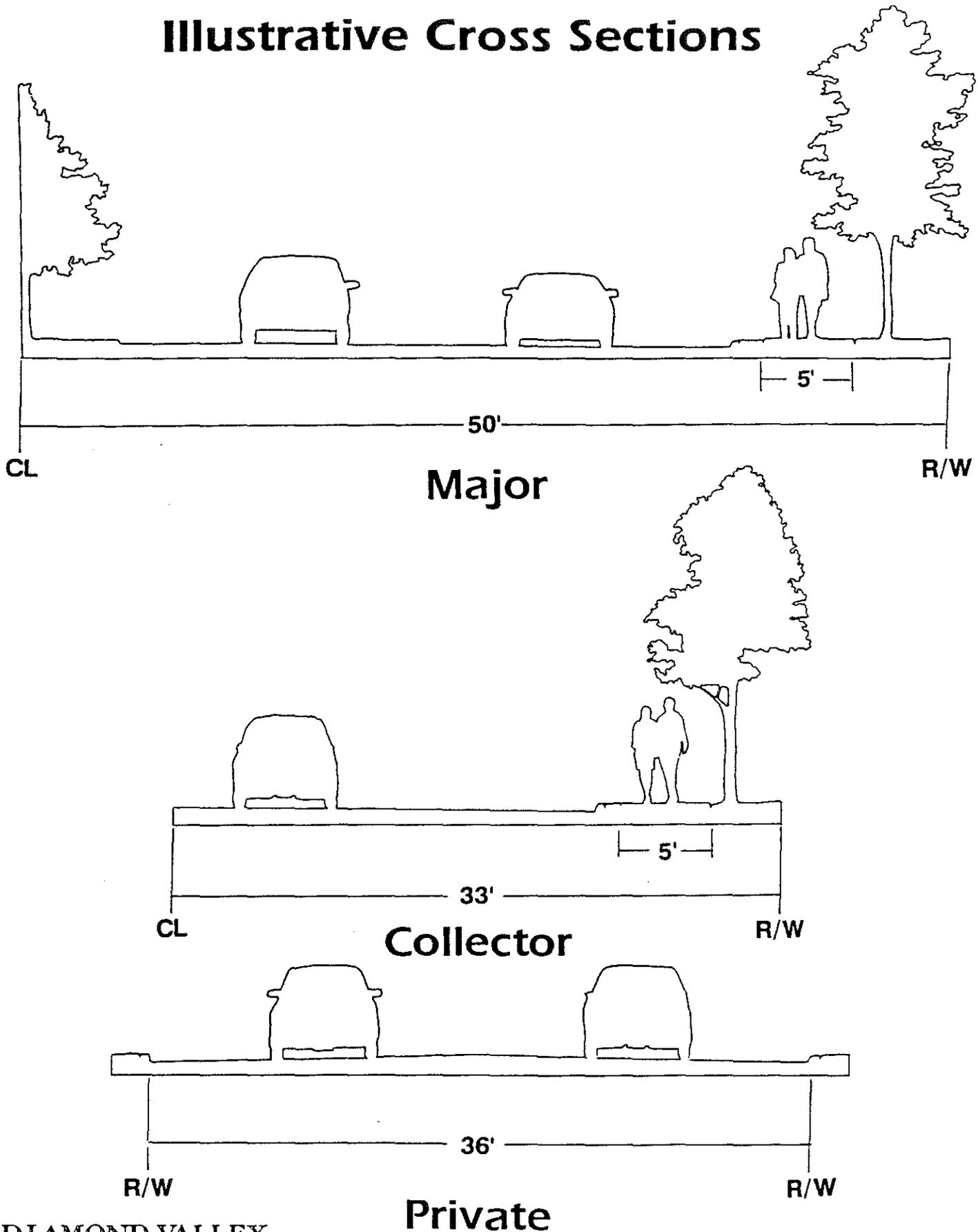


Gibbel Road



Interior Street

Illustrative Cross Sections



Gibbel Road will be constructed per City standards with a sixty foot right-of-way (60' R/W). Precise alignment will be determined at the Tentative Tract Map stage.

Given the wide range of residential densities permitted within Diamond Valley Gateway, a variety of internal street sections may be pursued at the Tentative Tract Map stage of development. The intent is to encourage innovative design of residential product types by allowing for flexibility in design standards serving particular residential products. The City of Hemet will evaluate any standards modifications proposed to determine and ensure that the streets will adequately and efficiently accommodate traffic, drainage and parking requirements in an acceptable manner. The residential private street will be thirty-six feet (36') from curb to curb shown in Illustrative Street Cross Sections, Figure IV-4. Curb and gutter design will be used for all interior streets with the exception of the hillside estate development, which may use rolled curb at the discretion of the City of Hemet Director of Planning and City Engineer.

Non-Vehicular

In order to assist in achieving General Plan objectives relating to energy conservation, air quality and recreation, the development plan for Diamond Valley Gateway includes a series of pedestrian trails incorporated within greenbelt buffers. The intent is to provide pedestrian access to the commercial facilities and services as well as creating a transitional buffer between commercial and residential land uses, as well as between existing and future residential neighborhoods. Additionally, the landscaped trail open space area located between the commercial and residential uses will also function as a drainage facility for local flows.

The commercial development will also provide pedestrian access internally as well as externally. The intent is to provide an opportunity for residents of the Diamond Valley Gateway community to use the commercial center without requiring the user to drive a vehicle to the center.

B. CONCEPTUAL WATER SYSTEM

Domestic water service to Diamond Valley Gateway will be provided by Eastern Municipal Water District (EMWD). A Plan of Service has been prepared by Eastern Municipal Water District. The Plan of Service identifies the domestic water system necessary to serve the future residents and visitors to Diamond Valley Gateway.

Although an existing 1.25 million gallon reservoir is located just off the northeastern boundary of the project site, it is not at an elevation that would provide the necessary

static pressure to the project site. Therefore, a two million gallon tank will have to be constructed off site. Although no specific site has been established, EMWD master plans expect the tank to be located south of the project site, east of State Street. In addition to the water tank, EMWD estimates that the following improvements be completed so as to provide adequate water service and fire flow to the Diamond Valley area in general and Diamond Valley Gateway in particular:

- Construction of a 24-inch tank transmission main from the easterly end of the existing 12-inch line in Domenigoni Expressway;
- Construction of a new pump station at Simpson and Palm Avenue to transfer from the 1719 zone to the 1824 zone;
- Replacement of the pumps at Mission Canyon Booster No. 1;
- Construction of a 12-inch intertie between the existing 12-inch line in Domenigoni Expressway, east of State Street, and the 16-inch line in State Street;
- Construction of a 24-inch bypass line around the Diamond Valley No. 1 Pumping Plant located at Palm and Stetson Avenues;
- Construct a 24-inch transmission main from State Street to the westerly end of the 24-inch tank line at the new tank site.

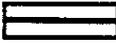
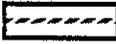
Figure IV-5 depicts the conceptual master water plan that will be constructed to serve the Diamond Valley Gateway community, consistent with the requirements of the City of Hemet and EMWD. The development of the community is continuing and various components of the master plan of water service for the area as described in this document are subject to change. Precise sizing and location of domestic water facilities will be established at the Tentative Map stage of development. The location and size of required facilities may be revised upon more detailed study without requiring an amendment to this Specific Plan, subject to the review and approval of the City of Hemet and EMWD.

It should be noted that the need for the construction of these infrastructure improvements described herein, is not the sole result of the anticipated development of Diamond Valley Gateway. The EMWD master plan for the ultimate development of the entire area, including the development of Domenigoni Reservoir, necessitates the construction of these infrastructure improvements.

It should also be noted that any construction costs borne by the developers of Diamond Valley Gateway, associated with any facilities which are sized in excess of

Water Master Plan

LEGEND

-  Existing 20"
-  Existing 16"
-  Proposed 8"
-  Existing 6"
-  Exist. 1.25 MG Tank
-  Exist. Pump Station

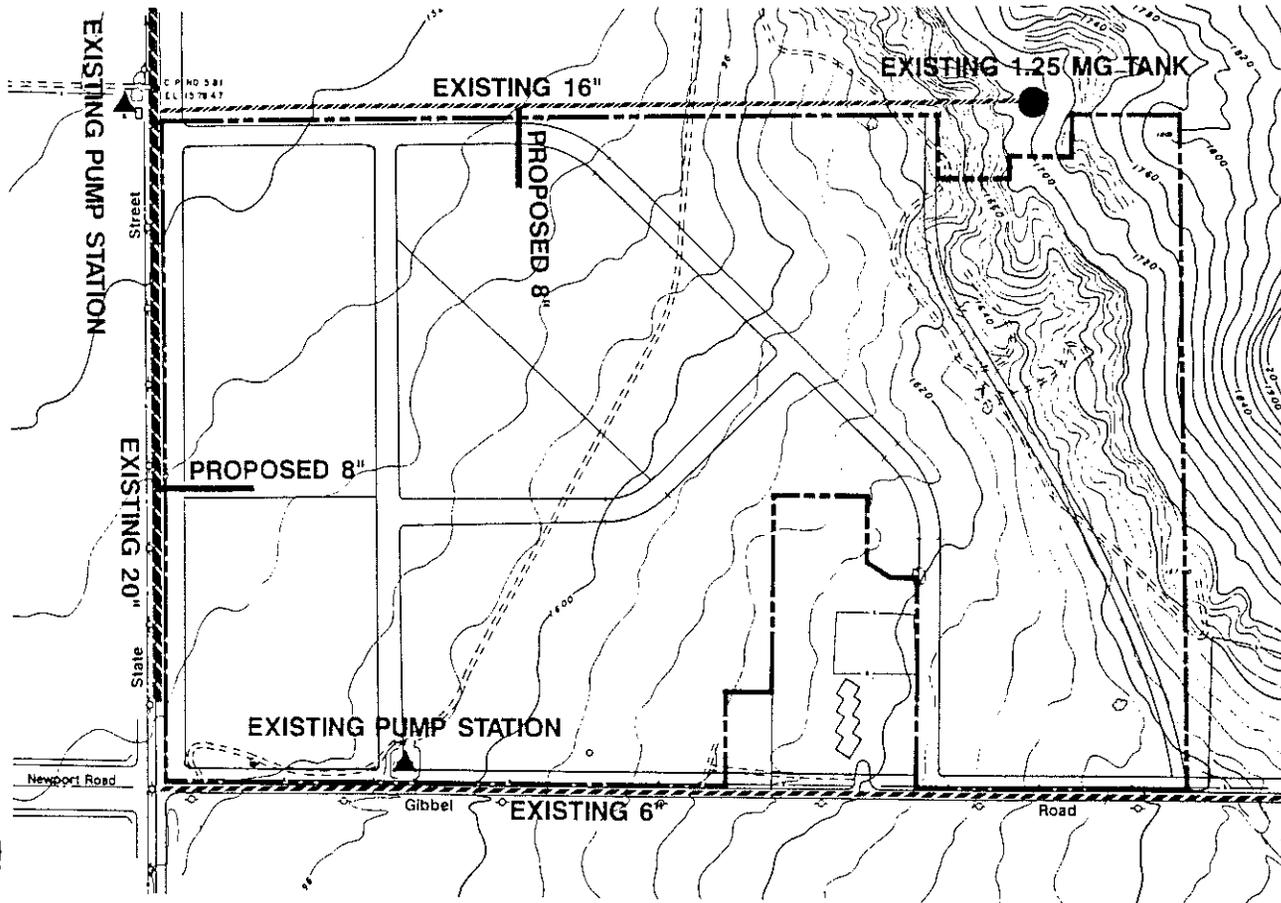


Figure IV-5

DIAMOND VALLEY
GATEWAY



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that which is required to serve Diamond Valley Gateway, will be subject to reimbursement arrangements pursuant to EMWD Guidelines and arrangements with the developer. Additionally, EMWD will pursue direct participation in the funding of capital improvements, including the water tank described herein.

C. CONCEPTUAL SEWER SYSTEM

Transmission and treatment of waste and wastewater generated by the development of the property will be handled by Eastern Municipal Water District (EMWD). All design and construction of sewer facilities is regulated by EMWD. A Plan of Service has been prepared by Eastern Municipal Water District. The Plan of Service identifies the sanitary sewer system necessary to serve the future residents and visitors to Diamond Valley Gateway.

The project site is tributary to the EMWD Hemet/San Jacinto Valley Regional Water Reclamation Facility. The nearest existing sewer facility to Diamond Valley Gateway is a 24-inch main located at Lyon and Chambers Avenues. EMWD estimates that in order to provide adequate sewer service to Diamond Valley gateway, the following infrastructure improvements must be constructed:

- Construction of a 27-inch main from the project site westerly along an alignment, such as Domenigoni Expressway or Salt Creek channel, to Lyon Avenue;
- Construction of a 27-inch sewer in Lyon Avenue northerly to Chambers Avenue, connecting to an existing 24-inch main.

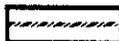
The existing pump station located along the southwestern boundary of the project will remain during initial phases of the project while being evaluated by EMWD for possible expansion or removal. If the pump station remains, it will be screened the same as the commercial buffer Alternative 2 (Figure III-5).

Figure IV-6 identifies the internal and external wastewater system that is necessary to serve the project site. Precise alignment and sizing of sewer facilities will be determined at the Tentative Tract Map stage of development. The location and size of required facilities may be revised upon more detailed study without requiring an amendment to this Specific Plan, subject to the review and approval of the City of Hemet and EMWD.

It is understood that the developers and future residents of Diamond Valley Gateway are required to finance the equitable portion of the capital costs associated with the infrastructure improvements necessary to serve Diamond Valley Gateway. It is

Wastewater Master Plan

LEGEND

-  Existing 24"
-  Existing 15"
-  Proposed 8"
-  Flow Direction

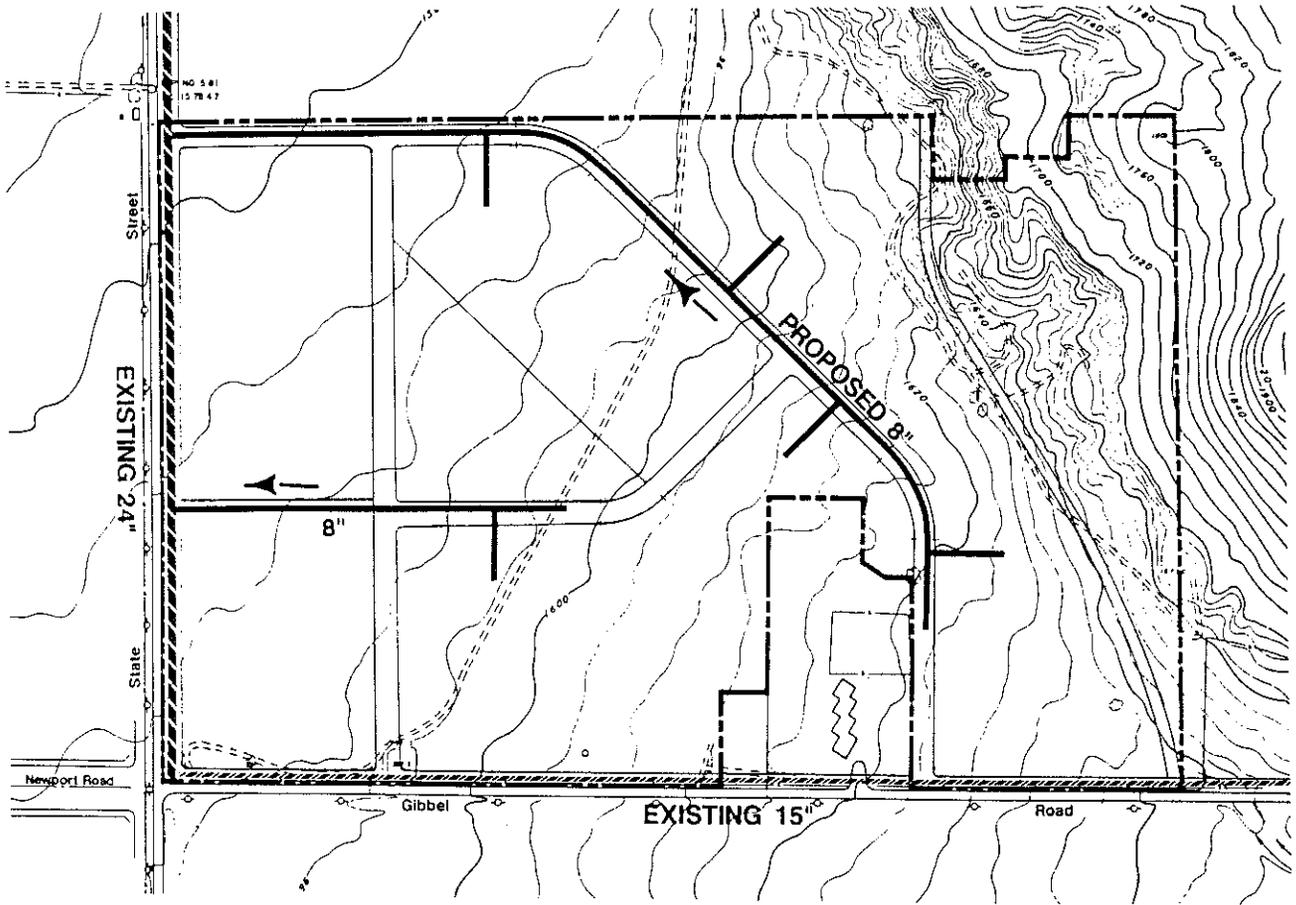


Figure IV-6

DIAMOND VALLEY
GATEWAY



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expected that various levels of participation in the financing of these capital improvements will be pursued by the developer, EMWD and the City of Hemet.

It should also be noted that any construction costs borne by the developers of Diamond Valley Gateway, associated with any facilities which are sized in excess of that which is required to serve Diamond Valley Gateway, will be subject to reimbursement arrangements pursuant to EMWD Guidelines and arrangements with the developer. Additionally, EMWD will pursue direct participation in the funding of capital improvements.

D. CONCEPTUAL RECLAIMED WATER SYSTEM

Reclaimed water facilities are maintained by Eastern Municipal Water District (EMWD). Pursuant to Title 22 of California Administrative Code and EMWD Ordinance No. 68, EMWD encourages the use of reclaimed water. Design of irrigation systems at the Tentative Tract Map stage of development should consider EMWD's budget criteria and design guidelines.

Presently, no reclaimed water facilities exist at the project site. A 30-inch reclaimed water line at Gibbel Road and State Street is currently being designed and is scheduled to be constructed in the near future. The determination of reclaimed water availability and subsequent requirements will be made at the Tentative Tract Map stage of development.

E. CONCEPTUAL DRAINAGE PLAN

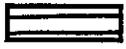
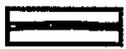
A natural drainage course, emanating from Avery Canyon in the Santa Rosa Hills to the east, traverses the project site in a northwesterly direction, entering from the southeast at Gibbel Road and generally following the base of the foothills.

Consistent with the Hemet Master Flood Control and Drainage Plan, improvements to the drainage course will be required to protect the community from potential flood hazards associated with the 100-year storm. Precise engineering will dictate the final design and alignment of the proposed trapezoidal channel that will handle the storm flows entering and exiting the project site. Depending on the final engineered design solution, the land area required to provide flood control and drainage for the property will be calculated and overall land acreage will be adjusted accordingly.

A lesser drainage course traverses the central portion of the project site. A naturalized, landscaped open space area will convey these flows while providing a visual and physical buffer between the residential and commercial land uses proposed.

Drainage Plan

LEGEND

-  Trapezoidal Channel
-  Naturalized Drainage Course
-  Flow Direction

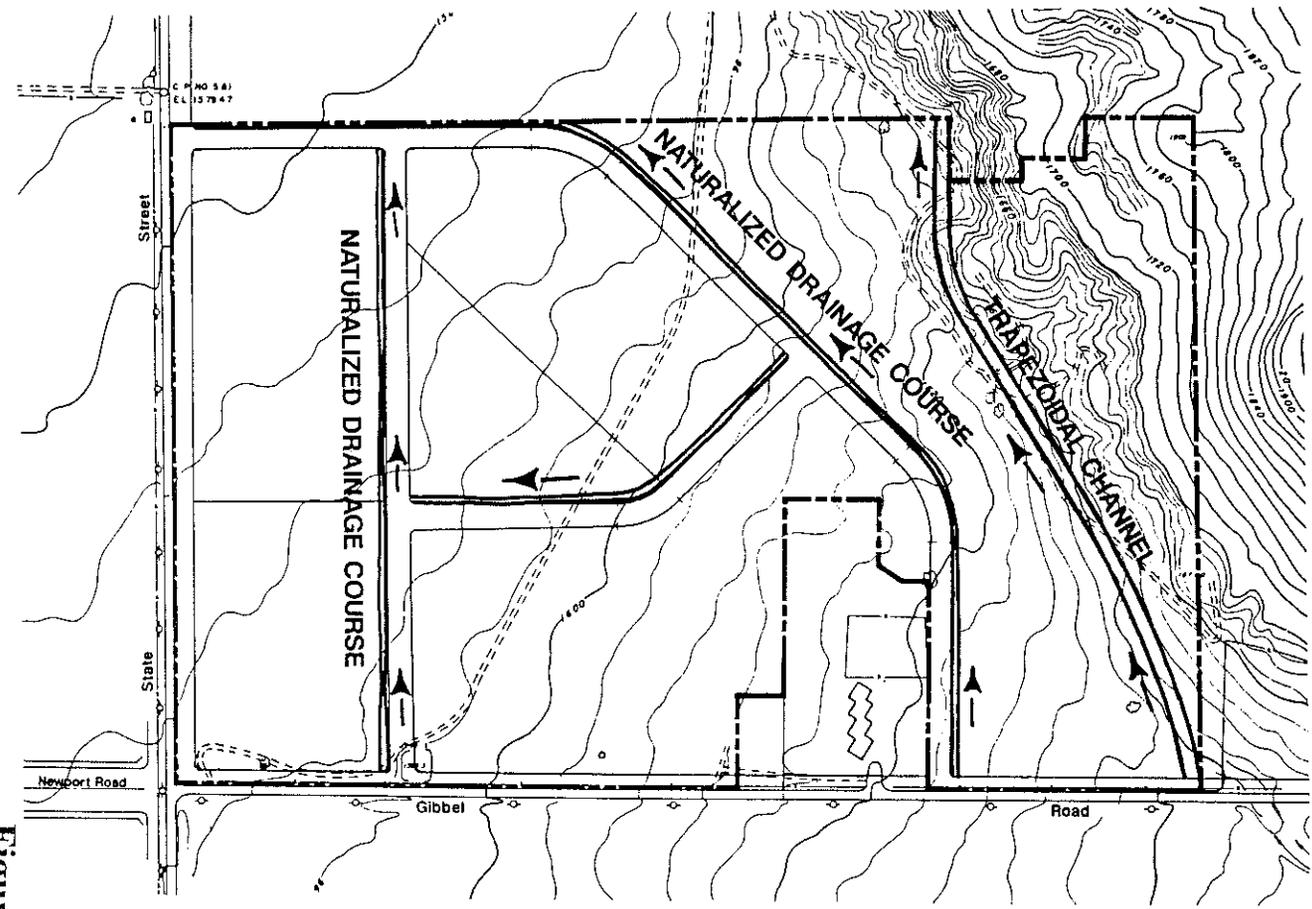


Figure IV-7

DIAMOND VALLEY GATEWAY



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The naturalized drainage course will be designed as a turf swale as shown by the buffer alternatives (Figures III-9 and III-10). Some portions of the commercial area entrances may incorporate the naturalized drainage course with water amenities such as pools, fountains, and streams.

The improvement of State Street and Gibbel Road, including storm drain systems consistent with the City master plan, will protect the property from the 100-year storm flows that currently affect the site.

Figure IV-7 provides a conceptual location of the primary drainage facility that will handle all storm flows as well as the local storm drain system that will feed into the primary channel. All storm drain systems and facilities must be reviewed and approved by the City of Hemet and, where applicable the County of Riverside.

Any final drainage concept shall address the offsite/upstream training dikes south of Gibbel Road which are used to channel Avery Canyon into the master planned drainage facilities. The final drainage concept shall also address the northerly outlet of flows of the major drainage facility to the adjacent property and how the design is going to provide for the reduction in velocity, change in the floodplain depth and the concentration of flow due to channelization.

F. CONCEPTUAL GRADING PLAN

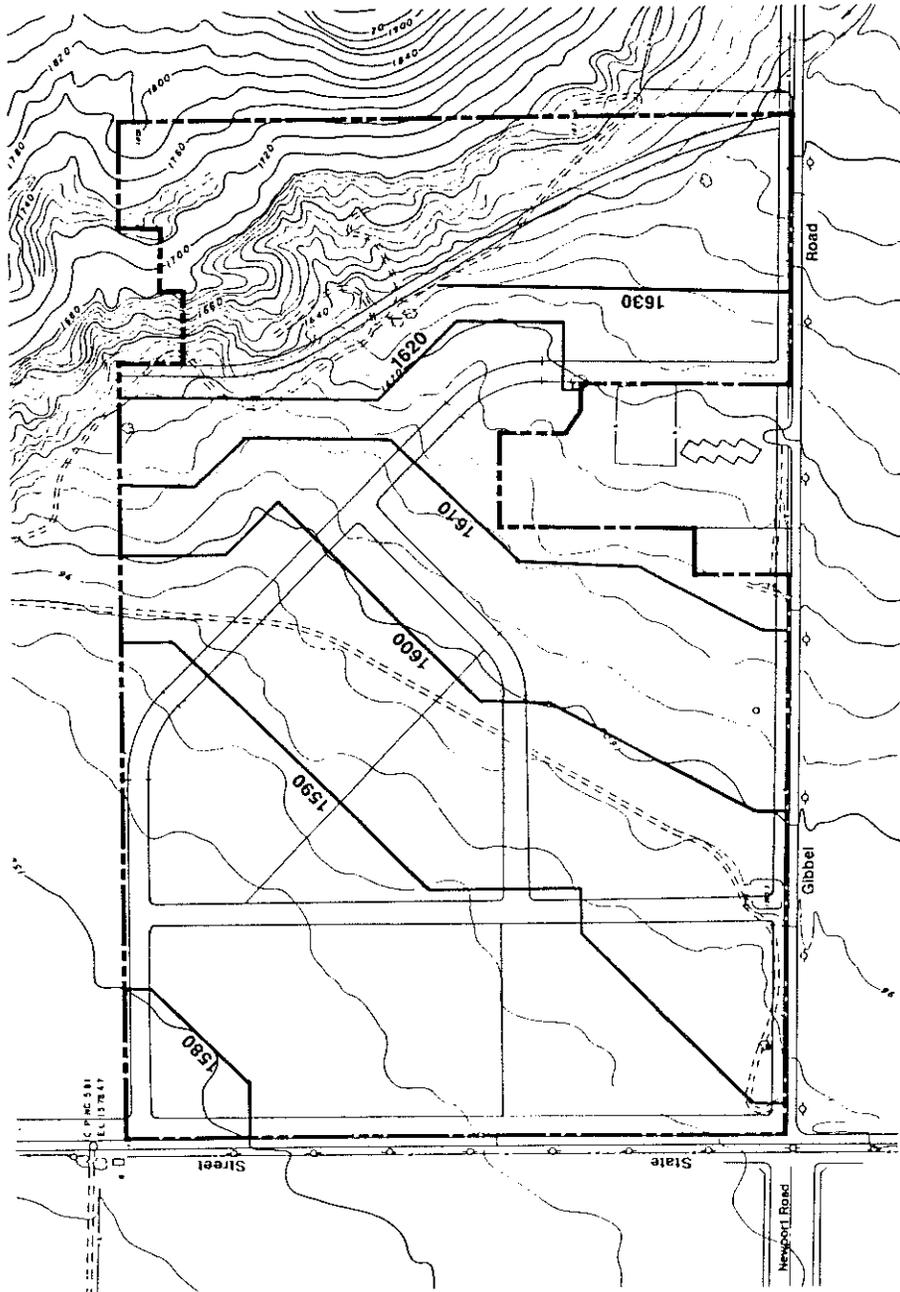
Figure IV-8 depicts the conceptual grading scheme anticipated for the development of Diamond Valley Gateway. The intent, consistent with the objectives of the City of Hemet, is to maintain, as much as possible, the natural orientation and drainage patterns of the land.

The grading of the site, including vehicular circulation, dust control and erosion control, will comply with all regulations and standards established by the City of Hemet.

G. UTILITIES

General Telephone of California will provide telephone service to the project site. Electric service will be provided by Southern California Edison and natural gas will be provided by Southern California Gas. With the appropriate improvements and extensions, all purveyors will be capable of providing acceptable levels of service to the project site. All utilities will be installed underground.

Conceptual Grading Plan



DIAMOND VALLEY
GATEWAY



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Figure IV-8

H. PUBLIC FACILITIES & SERVICES

Fire Protection - Fire protection services for incorporated territory are provided by the City of Hemet Fire Department, with the nearest fire station located at Stetson and Palm. The Riverside County Fire Department provides fire protection services to the unincorporated areas of the community. A mutual aid agreement exists between the City and County for assistance during emergency situations. This site, as of the date of adoption of the specific plan, is outside of the 5-minute response time for fire suppression. Until the project is within a 5-minute response time or adequate alternative fire suppression has been provided to the satisfaction of the Hemet Fire Chief, no building permits for any construction shall be issued.

Police Protection - Police protection and law enforcement services for the project site are provided by the City of Hemet Police Department. Police protection for unincorporated lands, just to the south of and adjacent to the project site, is the responsibility of the Riverside County Sheriff's Department.

Emergency Services - Paramedic and emergency medical services to the project site are provided by Hemet Valley Ambulance Service, with medical facilities and services available at Hemet Valley Medical Center.

Recreation - Recreation facilities for multi-family residential developments will be provided on-site, pursuant to City standards. Compliance of individual residential developments with City standards and acreage requirements will be determined at the Tentative Tract Map stage of development. Lower density residential development will participate in applicable fee programs.

Schools - Educational facilities which are expected to serve the residents of Diamond Valley Gateway include Whittier Elementary School, Acacia Middle School and both Hemet and West Valley High Schools. A new high school, located at Harrison and the future extension of Sanderson opened in 1997.

The Hemet Unified School District (HUSD) currently has an overcrowded school system and is unable to provide adequate facilities for expected students of new housing projects. Prior to the issuance of a building permit, the project proponent shall provide proof to the City of Hemet Planning Department that an agreement has been achieved with HUSD to fund a fair and proportionate share of the cost for interim and permanent school facilities or that the need for additional school facilities is no longer required by HUSD.

V. PERMITTED USES & DEVELOPMENT REGULATIONS

The Development Regulations of the Specific Plan shall be as follows:

Administration - Applications for development shall follow the City of Hemet zoning and subdivision procedures. Where there are references to other Chapters or Sections of the Hemet Municipal Code, they shall have full force and effect of law.

The upper limits of the residential density ranges are not goals to be achieved. The mid-point of each residential density range is the normal density expected from development. Development beyond the mid-point of the residential density range may be approved when, in the opinion of the Planning Commission, the site development plan and/or architectural character of the project is determined to be exemplary. Residential development, at or below the Specific Plan mid-point, shall not require Planning Commission approval unless otherwise required in any of the zones referenced in A, B, and C below.

Development Review by the Planning Commission to review tract maps, parcel maps, site plans, and building elevations for compliance with the requirements of the Specific Plan is required prior to any grading or construction.

A. RESIDENTIAL I

City of Hemet Zoning Ordinance regulations for R-1, PUD, MHP, TR-20, as well as the requirements for parking, temporary uses, home occupations, and signs.

B. RESIDENTIAL II

City of Hemet Zoning Ordinance regulations for PUD, as well as the requirements for parking, temporary uses, home occupations, and signs.

C. RESIDENTIAL III

City of Hemet Zoning Ordinance regulations for R-3, PUD, MHP, TR-20, Travel Trailer Parks, TTPD, SLR, and SR-3, as well as the requirements for parking, temporary uses, home occupations, and signs.

D. COMMERCIAL

1. Purposes

- a. Tourist Commercial (T-C): To provide sites for the location of commercial uses and services for tourists and visitors to the Eastside Reservoir and other tourist and visitor related attractions in the vicinity.
- b. Highway Commercial (H-C): To provide sites for the location of commercial and service uses which have a wide range of services relating not only to the Eastside Reservoir, but to the recreation and transient uses.

2. Permitted Uses: Permitted and conditionally permitted uses shall be those listed within the "Land Use Matrix." Whenever a business is conducted, a city business license is required pursuant to Chapter 18 of the Hemet Municipal Code.

| COMMERCIAL LAND USE MATRIX | | |
|--|-----|-----|
| P = Permitted Use C = Conditionally Permitted Use | | |
| DESIGNATION | T-C | H-C |
| a. Agricultural Uses | | |
| 1. Kennels for dogs and/or cats, Commercial (See Section 90-78 of the <u>Hemet Municipal Code</u> for requirements) | C | C |
| 2. Nurseries, Greenhouses, and Gardening | | |
| a. Wholesale | P | P |
| b. Retail | P | P |
| 3. Produce Stands – Permanent (For Temporary Produce Stands, see Section 90-73 of the <u>Hemet Municipal Code</u>) | C | C |
| b. Residential Uses | | |
| 1. Bed and Breakfast | C | C |
| 2. Recreation Vehicle Park (day and/or night use) | C | C |
| c. Commercial Uses | | |
| 1. Animal Hospital | C | C |
| 2. Arcade, Video | C | C |
| 3. Automotive Services including, but not limited to, auto detailing, auto stereo or window tinting installation, auto parts store (with or without an air compressor, but no machining), car rental | P | P |
| 4. Automobile/Motorcycle/Small Truck/Boat body and/or paint shop | C | C |
| 5. Automobile/Motorcycle/Small Truck tune, lube, and smog shop | C | C |

| COMMERCIAL LAND USE MATRIX | | |
|---|------------|------------|
| P = Permitted Use C = Conditionally Permitted Use | | |
| DESIGNATION | T-C | H-C |
| 6. Automobile, recreation vehicle, trailer, or manufactured home sales offices with or without outdoor display | C | C |
| 7. Bait and Tackle | P | P |
| 8. Bakery | P | P |
| 9. Banks, Savings and Loan, Credit Unions | P | P |
| 10. Bars and Nightclubs with on-site sale of alcoholic beverage | C | C |
| 11. Barber and/or Beauty Shop | P | P |
| 12. Car and/or RV Wash | | |
| a. With steam cleaning and car laundry | C | C |
| b. Packaged | C | P |
| 13. Dance Hall with alcoholic beverage service | P | P |
| 14. Drive-through or drive-in facility including, but not limited to, dry cleaners, dairy, video rental | C | C |
| 15. Department Store | P | P |
| 16. Drug Store | P | P |
| 17. Equipment Rental including, but not limited to, trucks, vans, trailers, boats, jet skis | C | C |
| 18. Flower Stand, semi-permanent (for flower stands on a temporary basis, see Section 90-73 of the Hemet Municipal Code) | C | C |
| 19. Fortunetelling | P | P |
| 20. Gasoline Station, with or without a mini-mart, including self-serve, full-service | C | C |
| 21. Grocery Store including bulk food outlets | P | P |
| 22. Hotel or Motel | P | P |
| 23. Medical and/or Dental Lab | P | P |
| 24. Mobile Use including, but not limited to, car washing, book and/or video rental, blood bank, MRI | | |
| a. <15-days in a 90-day period (subject to a Temporary Use Permit see Section 90-73) | P | P |
| b. >15-days in a 90-day period | C | C |
| 25. Offices | | |
| a. Medical/Dental including laboratories as an accessory use (see Article XL for parking requirements) | P | P |
| b. General including, but not limited to, accounting, appraising, architects, consulting, research, insurance, legal, stockbrokerage, real estate | P | P |
| c. Mobile home | C | P |
| 26. Parking Lot | P | P |
| 27. Pharmacy | P | P |
| | | |

| COMMERCIAL LAND USE MATRIX | | |
|---|------------|------------|
| P = Permitted Use C = Conditionally Permitted Use | | |
| DESIGNATION | T-C | H-C |
| 28. Photographic Studio | | |
| a. excluding film processing, supplies, and retail sales | P | P |
| b. with film processing, supplied, and retail sales | P | P |
| 29. Produce (vegetables and fruits) Sales | P | P |
| 30. Recycling Facility – nonpermanent (subject to a Temporary Use Permit, see Section 90-73 of the <u>Hemet Municipal Code</u>) | P | P |
| 31. Recycling Facility – resource collection center | P | P |
| 32. Restaurant (not including bars and nightclubs) | | |
| a. With dancing and/or live entertainment | P | P |
| b. With on-site sale of alcoholic beverages | P | P |
| c. With drive-through or drive-in | C | C |
| 33. Retail Service Shops including but not limited to, appliance repair and sales, stereo/TV/video repair and sales, catering, health spa, laundromat, dry cleaners, locksmith, mail receiving service, pet grooming with no overnight stay, photographic processing, printing, lithography, engraving, copy, plumbing, electrical, heating and air conditioning, shoe repair, tailor, equipment rental, small animal clinic, veterinarian, costume rental, dry cleaning with or without an on-site plant, car and/or truck rental | P | P |
| 34. Retail and/or Wholesale Shops including, but not limited to, books, stationery, arts and crafts, hobby, coins and/or stamps, candy, confectionery, costumes, draperies, blinds, window coverings, gifts, hardware, home furnishing, florist, meat, delicatessen, medical supply, music with or without instruction, outdoor display and sales of patio furniture, furniture, jewelry, dressmaking or millinery, dry good or notions, raceway for slot cars, thrift, swimming pool/spa supplies service and repair, shoes, pets, liquor, paint, fire arms, sporting goods, firewood, glass, nursery, clothing, ice cream, antique, stained and/or leaded glass | P | P |
| 35. Theaters, motion picture and/or live, indoor or outdoor | C | |
| 36. Tire sales, repair, balancing, alignment | | C |
| 37. Transportation Service including, but not limited to, bus charter, taxi, dial-a-ride, depot, train station, bus station (no truck terminals) | C | P |
| d. Manufacturing and Assembly | | |
| 1. Brewery and Distillery (limited retail sales for on-site or off-site consumption) | C | P |
| 2. Ornamental Iron Works | | C |
| 3. Paint Store, retail or wholesale | P | P |
| e. Recreation and Open Space Uses | | |
| 1. Billiard Parlor and/or Pool Hall | P | P |
| 2. Bowling Alley | P | P |

COMMERCIAL LAND USE MATRIX

P = Permitted Use C = Conditionally Permitted Use

| DESIGNATION | T-C | H-C |
|---|-----|-----|
| 3. Game Court – lighted (with 10-foot high court fencing) | C | C |
| 4. Golf Course, Country Club and/or Driving Range, including miniature golf | P | P |
| 5. Lodge Hall for civic, social, or fraternal organizations | P | P |
| 6. Recreation Center, Park, Playground, Unlighted Game Court (with 10-foot high court fencing) Racquetball Center, Swim Club | P | P |
| 7. Skating Center | P | P |
| 8. Shooting Range, indoor | C | C |
| f. Miscellaneous Uses | | |
| 1. Church, temple, synagogue, or other religious facility including, but not limited to, parish house, convent, parsonage, monastery, religious school | C | C |
| 2. Flood Control Facilities including, but not limited to detention and retention basins, flood control channels | P | P |
| 3. Library | P | P |
| 4. Museum | P | P |
| 5. Public Facilities and Utilities including but not limited to, electrical substations, transmission substations, city facilities, and public offices | C | C |
| g. Accessory Uses | | |
| 1. Accessory structures and uses located on the same site as a Permitted Use | P | P |
| 2. Accessory structures and uses located on the same site as a Conditional Use | C | C |
| 3. Satellite dish antennas | | |
| a. <39-inches in diameter when ground or roof mounted meeting the requirements of Section 90-894-A | P | P |
| b. >39-inches but less than 8-feet in diameter when ground or roof mounted meeting the requirements of Section 90-894A of the <u>Hemet Municipal Code</u> | P | P |

3. When the Planning Director determines, in accordance with Section 90-3(c) of the Hemet Municipal Code, that a use is similar in nature to a permitted use, it shall be deemed to be a permitted use, it shall be deemed to be a permitted use. When the Planning Director determines, in accordance with Section 90-3(c) of the Hemet Municipal Code, that a use is similar in nature to a conditional use, a conditional use permit shall be required.

4. Site Development Requirements of Section 90-895 of the Hemet Municipal Code shall be met.

VI. MAINTENANCE

A. STATE REQUIREMENTS

The Diamond Valley Gateway Specific Plan has been prepared in compliance with the requirements for Specific Plans as set forth in Article 8, Section 65450 et seq., of the California Government Code.

B. LOCAL REQUIREMENTS

1. Overview

The specific plan serves as both a planning and regulatory document. Along with the Hemet General Plan, Hemet Zoning Ordinance and Hemet Subdivision Ordinance, the specific plan will regulate the development of the property. Development standards and regulations not indicated in this specific plan shall follow the latest adopted City of Hemet standards and regulations.

2. Adjustments

While it is the intent to develop the specific plan as it is currently planned, there may be a need to adjust some of the development areas to accommodate a particular product type or market niche in either the commercial or residential areas. In the residential land use area, minor adjustments of up to 10-percent of the land area may be approved by the Director of Planning as long as the maximum number of dwelling units in the particular land use is not exceeded. In the commercial land use area, minor adjustments of up to 10-percent may be approved by the Director of Planning as long as the maximum square footage allowable is not exceeded.

Adjustments to the alignment, location and sizing of utilities and facilities serving the site may be approved without a specific plan amendment as long as the adjustments are found to be in compliance with applicable plans and standards of the agency responsible for such utilities and facilities.

Adjustments are not considered to be amendments to the specific plan, however, any adjustment shall be documented, in writing, and become a part of the specific plan.

3. Specific Plan Amendments

Amendments to the specific plan shall require an application to be filed with the Planning Department. The amendment is an ordinance amendment and shall follow submittal requirements of the City of Hemet Planning Department. Consideration of approval shall require public hearings before the Hemet Planning Commission and the Hemet City Council.

C. PHASING PLAN

The primary intent of the phasing plan for any development is to ensure that complete and adequate public facilities and services are in place and available to the future residents and visitors of the community.

Unless otherwise indicated in this specific plan, or in the conditions of approval of a subdivision of a phase of the specific plan, the construction, installation, and/or extension of infrastructure and public facilities necessary to serve each phase of development shall be operational prior to the issuance of the first Certificate of Occupancy or Final of the building permit for that phase of development.

As depicted in Figure VI-1, the phasing of Diamond Valley Gateway is proposed to commence with the commercial component at the intersection of State Street and Newport Road/Gibbel Road.

It should be noted that the ultimate pace and phasing of development is dependent on a number of internal and external factors. As the development of Diamond Valley Gateway, Domenigoni Reservoir and the surrounding community progresses, various adjustments and revisions to the anticipated phasing program, as described herein, may occur. Upon review by the City of Hemet confirming that the proposed revisions meet the intent of this Specific Plan and also adequately serve the needs of the community, said revisions shall be permitted without an amendment to this Specific Plan.

D. FINANCING MECHANISMS

The timing of development in the Diamond Valley/Domenigoni Valley area will have a direct impact on the responsibilities associated with the financing and construction of major community-wide infrastructure systems such as water service, sewer service and circulation improvements.

The master-planned infrastructure and improvements to public facilities necessary to serve both Diamond Valley Gateway and the larger South Hemet community may be financed in a number of ways, including but not limited to the following:

- Developer improvement with reimbursement agreement;
- Developer improvement with credits against fees;
- City of Hemet Capital Improvement Program (as budgeted);
- Public Financing (i.e. Assessment District, Community Facilities District);
- Development Impact Fee Programs;

The costs associated with making improvements to internal infrastructure and facilities will be borne by the developer/builder. Development of the specific plan cannot proceed in advance of the installation of the master planned facilities required by this project.

E. MAINTENANCE PLAN

The intent of the Maintenance Plan is to establish responsibilities for the maintenance and management of various facilities and community improvements that add to the sense of community and quality of life being pursued within Diamond Valley Gateway.

A Master Property Owners Association will be established by the developer to assume maintenance responsibilities for the commercial properties within Diamond Valley gateway. A Master Homeowners Association will also be established to maintain and manage entry monumentation areas and common landscape and recreation areas

The following matrix, Table VI-1, identifies the various areas of maintenance responsibilities associated with Diamond Valley Gateway.

**TABLE VI-1
MAINTENANCE RESPONSIBILITIES**

| | City | RCFCD | Master POA | Master HOA | EMWD |
|-----------------------------|------|-------|------------|------------|------|
| Open Space | | | ■ | ■ | |
| Flood Control | 1 | ■ | | | |
| Naturalized Drainage Course | | | ■ | ■ | |
| Entry Monumentation | | | ■ | ■ | |
| Commercial Landscaping | | | ■ | | |
| Private Streets | | | | ■ | |
| Public Streets | ■ | | | | |
| Sewer (Private) | | | | ■ | |
| Sewer (Public) | | | | | ■ |
| Water (Private) | | | | ■ | |
| Water (Public) | | | | | ■ |
| Street ROW | ■ | | | | |
| Paseo/Trails | | | ■ | ■ | |

1. Flood control facilities shall be maintained by the City of Hemet until a permanent downstream connection to Salt Creek is obtained.

RCFCD - Riverside County Flood Control District

HOA - Homeowners Association

EMWD - Eastern Municipal Water District

POA - Property Owners Association

VII. DESIGN REQUIREMENTS

A. OBJECTIVE

The primary objective of these Design Requirements is to establish and define a rustic and rural community character and theme for Diamond Valley Gateway through architecture, landscape architecture, and site planning. The various features presented herein function as a series of design minimums and/or requirements to achieve a rustic and rural flavor and feel to prospective residents and visitors to the community.

Another objective is to promote a clear community identity for the property that will be established and maintained from the initial phases of development through building completion. The intent is that both residents and visitors to the community, as well as those traveling to and from Domenigoni Reservoir along State Street and Domenigoni Expressway, will readily recognize the identifying physical features of Diamond Valley Gateway, and thus experience a clear and strong sense of arrival at their particular destination.

B. PURPOSE

The primary purpose of these Design Requirements is to provide clear direction at the site-specific planning and design stage of development, ensuring that the community structure and character envisioned for Diamond Valley Gateway is realized by the use of design features and components that result in a cohesive and complimentary community, tied together by the implementation of a common design theme. The Design Requirements set forth various design options relating to materials, color, site layout, building orientation, walls and fences, signage and lighting, landscape treatments which will allow the designers and site planners to utilize those particular components that will achieve the desired objective. The treatments presented are intended to be neither rigid nor all-inclusive. Rather, they are intended to promote creativity and variety within the context of the overall theme for the community. Designers and site planners are free to propose additional treatments, materials, and site plan alternatives that may vary from that which is presented herein. The test will be whether the treatments proposed achieve the desired objective and are complimentary to and consistent with the uses already in place.

C. GENERAL OVERALL THEME

Designers and site planners are encouraged to propose additional treatments, materials, and site plan alternatives which achieve the stated objectives herein and are

complimentary to and consistent with the proposed and existing uses. Recognizing that the development of this property and the Diamond Valley/ Domenigoni area will inherently remove some of that existing rural atmosphere, the desired overall theme is intended to emphasize those design features that promote a rustic country feel.

D. DESIGN OPPORTUNITIES AND FEATURES

The most visible portion of the property is situated at the intersection of State Street and Domenigoni Expressway/Gibbel Road. The vast majority of residents of the area and visitors to Domenigoni Reservoir will travel south on State Street or east on Domenigoni Expressway to access the recreation facilities planned for the east end of the lake. In that this portion of Diamond Valley Gateway, including the entire frontage on State Street, is proposed to be developed with commercial land uses, the Design Requirements and treatments contained herein focus and concentrate on those commercial land uses.

The residential development proposed within Diamond Valley Gateway is situated in the interior of the project site, to the east of the commercial areas and away from the high traffic areas along State Street and the intersection of State Street and Domenigoni Expressway. The residential neighborhoods will not, therefore, have the same high visual impact that is found on the commercial corner. The objective to establish a cohesive community by means of the utilization of various common design features continues to apply to the residential community, however. It is understood that the principles established by the treatments in the commercial areas will transect, in a more subtle and smaller scale, into the residential community of Diamond Valley Gateway.

Additionally, the Santa Rosa Hills, rising up from the valley at the east portion of the property, provide a distinctive visual backdrop to the community, as viewed from the west. This feature is designated as Open Space in the Land Use Plan and is proposed to be maintained in its natural state. Conservation of the viewshed of the Santa Rosa Hills is a "must" in the overall design concept for this specific plan.

E. DESIGN REQUIREMENTS

The Design Requirements for the Diamond Valley Gateway community concentrate on the following primary design features. The primary design features considered include:

- Architectural Treatments and Building Materials
 - Building Orientation and Site Planning

- Color Accents
- Landscape Treatments
- Walls and Fences
- Signage and Lighting

As indicated earlier, the intent of these guidelines is to provide a wide series of design options and choices. It is not required nor intended that all the design suggestions offered be utilized. Additionally, these guidelines do not prohibit the implementation of other design treatments, which may be proposed during the development process.

Architectural Treatments and Building Materials

The various architectural treatments and building materials below are intended to offer a palette of alternatives to incorporate, in part or total, to achieve variety and a cohesive design.

- Use of exposed wood shall be minimized due to its high maintenance requirements in this climate. Rustic materials such as cortin steel and materials that gracefully age while maintaining integrity shall be employed. River rock as an accent and/or building material shall also be used.
- Use of various stucco applications in conjunction with accent materials and colors.
- Various roof materials including but no limited to asphalt shingles, concrete flat tiles, metal, clay or concrete Spanish tiles. Variegation in the use of roof tiles is required when using tile. The use of asphalt shingles shall utilize the type of shingle that provides shadowing effects on the roof.

Residential

- One-story and two-story elements (Figure 1) shall be utilized and intermixed within each development so as to provide variety of building mass along the streetscape.



Figure 1

- Recessed garage doors (Figure 2) shall be utilized so as to provide shadows and resultant visual relief and variety.

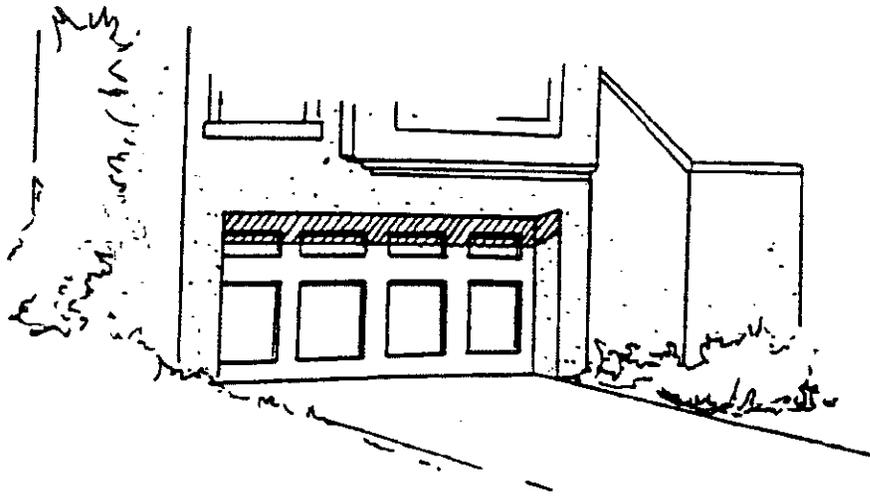


Figure 2

- Garages shall be situated deeper in the lot in relation to the living area wherever practical (Figure 3).

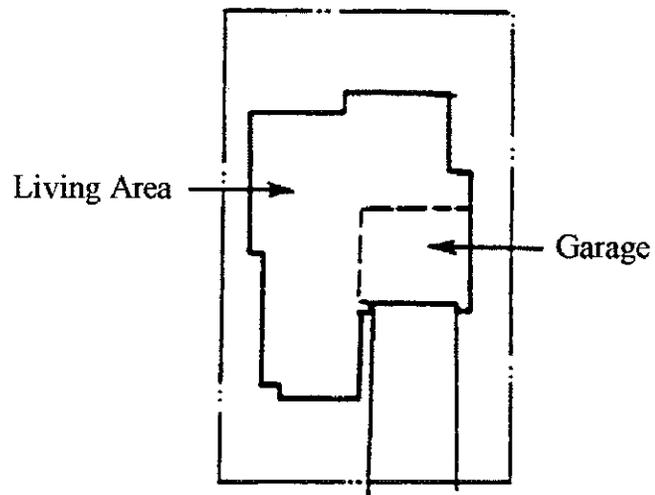


Figure 3

- Front and side garage entries (Figure 4) shall be incorporated into residential developments.

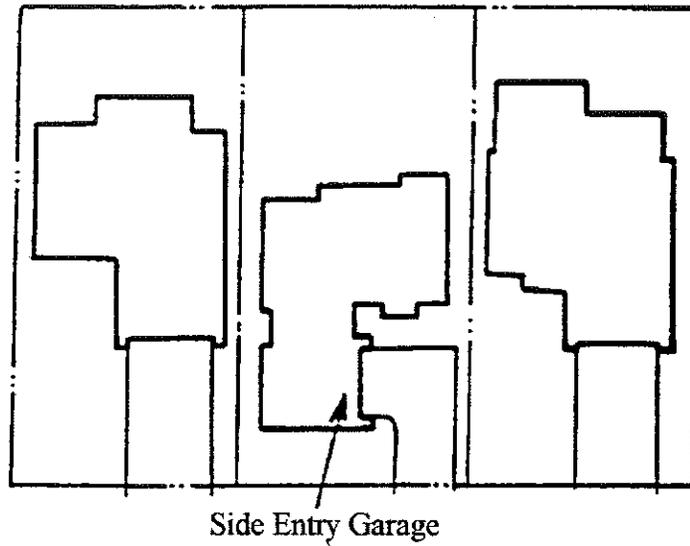


Figure 4

- Parking areas for multi-family product shall be arranged in court areas
- The wall plane of second stories (Figure 5) shall be set back from the first floor elevation in an effort to minimize excessive building mass intrusion.

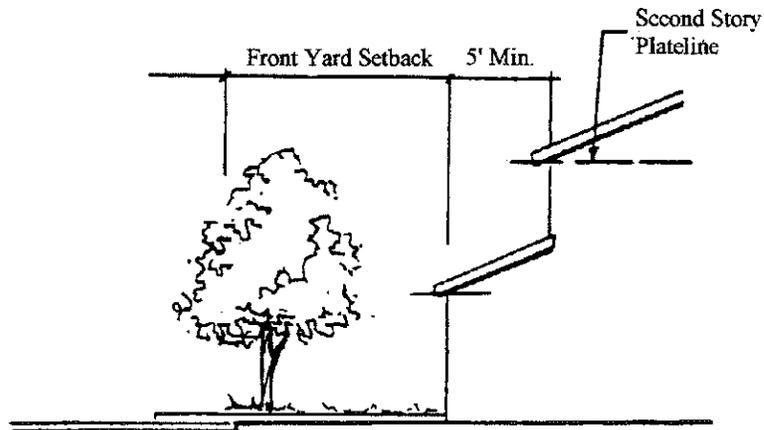


Figure 5

- Front setbacks, on both residential and commercial buildings, shall be varied so as to provide interest and avoid a monotonous view from the street (Figure 6).

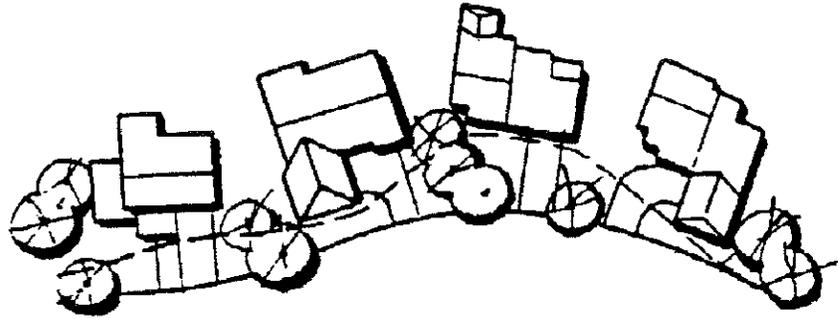


Figure 6

- The wall plane of the front elevation of both residential and commercial buildings shall be varied and staggered (Figure 7).

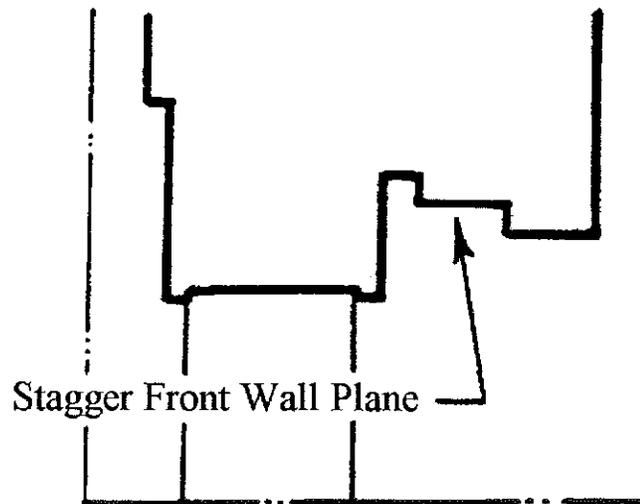


Figure 7

Commercial

- Architectural treatments and signage programs of chain commercial establishments (i.e. restaurants, supermarkets, and service stations) shall be permitted provided that the particular architectural theme is consistent with the overall commercial theme of the center. Signing shall conform to the City of Hemet Sign Ordinance. In addition, a frame, consistent with the architecture of the building, which it identifies, shall contain all exterior signing. No exposed neon shall be used for signing or for decoration on the exterior of any building.
- Building planes of commercial storefronts shall be encouraged to provide interest and visual variety.
- Sidewalks, courtyard areas and pedestrian plazas shall utilize enhanced and decorative paving so as to clearly identify them as pedestrian-oriented.
- Recessed doors and windows, pop-outs and recesses, architectural overhangs and projections shall be utilized to enhance the articulation of the building.
- Architectural treatments shall enhance the entry to the buildings and focus attention of the pedestrian and shopper.

Building Orientation and Site Planning

- A suggested design feature, as illustrated in Figures 13-15, is to cluster the buildings on larger pads, where practical, thereby creating useable spaces and "courtyard" areas between buildings. The suggested orientation of buildings will establish a feeling of openness, thereby reducing the monotonous visual impact of standard strip commercial development. The intent is to increase the pedestrian orientation of the shops and stores and reduce the proximity to the parking areas, while maintaining adequate access.
- Clusters of buildings shall be similar in scale and building mass and shall incorporate a single key feature architectural building or element, which creates an identity for the building cluster.
- As depicted in Figures 19-21,25,26, the use of covered walkways can assist in creating the pedestrian-friendly environment along the storefronts. Post and beam construction is effective in maintaining the rustic architectural theme. The walkways can be covered by a combination of landscape materials, such as vines, and materials consistent with the roof structure of the building.

- Useable outdoor areas are a design feature that brings the commercial center into a more human scale and promotes pedestrian use. Such areas, which may include a water element, are to be pursued using outdoor cafes and eating areas, sitting areas, and areas where goods are displayed for sale. Additionally, use of courtyard areas for temporary, i.e. weekend or holiday, sales events (crafts, community bake sales, etc.) and shows (art, educational, etc.) will assist in attracting the shopping public (see Figures 13-19).
- Particularly in those areas that face the residential development, long expanses of unarticulated building elevations shall be minimized or avoided. Loading areas shall be clustered and oriented toward the center of the commercial area wherever possible. The side and rear elevations of buildings shall incorporate and include some design component of the front building facade so as to tie the entire building together and avoid a highly commercialized appearance.
- Long expanses of walls in residential and commercial development shall be articulated to provide visual interest and relief. Side and rear building elevations shall incorporate design components and features of the front elevation to unite the design of the building.
- Pedestrian walkways shall be designed to not only provide a means of connection to the various elements of the specific plan, but also shall be designed to provide a variety walking experience of the rural and rustic character of the community.
- No fencing shall be permitted in the open space area of the specific plan above the 1,640-foot contour.
- If bridges are used to cross the flood control channel, the design of the bridge shall reflect the rustic character of the community.
- Access to the open space and hillside area shall be restricted to the general public, however, access for emergency vehicles shall be provided in accordance with the requirements of the Hemet Fire Chief and the City Engineer.

Color Accents

While the overall palette of suggested building materials establish an earthy, weathered flavor, the color accents proposed will, coupled with the landscape treatments, provide the spice in terms of architectural recognition and variety. As

illustrated in the photographic examples, Figures 12,21-24,28-30, the intent is to keep the overall color scheme of the building mass somewhat subdued. In other words, it is not the desire to have a large mass of bright color (i.e. white or peach stucco) greet the visitor as part of the structures in the commercial center.

- Doors, windows, awnings and signage all provide opportunities to inject life into the commercial center by means of color. Depending on the ultimate commercial users and buildout of the property, color accents may also provide an opportunity to distinguish between phases of development (see Figures 12,13,17-19,22-28)

Landscape Treatments

While identifying many landscape treatments that establish and maintain a community-wide theme, many of the various landscape treatments identified herein concentrate on the micro level of detail. In other words, many of the suggested treatments primarily affect the visual experience of the pedestrians that will use the commercial facilities of Diamond Valley Gateway.

- The plant materials and design of the landscaping within Diamond Valley Gateway shall be sensitive to water consumption wherever practical and shall adhere to the drought tolerant guidelines established by the City of Hemet.
- The overall landscape objective along State Street is to enhance the visual impact of the development by means of the additional landscape setback along this thoroughfare. The minimum parking setback of thirty-six feet (36') and the minimum building setback of fifty-feet (55') from the curblines of State Street, including parkway and Scenic Corridor setback, will be improved in a manner which will establish the quality that will be implemented throughout Diamond Valley Gateway. Landscape planting along State Street shall be "informal" with grouping of trees rather than a set line and spacing. Tree species shall be of a type which may be found in the native area or be similar to the trees found in the area.
- At specific, high view-impact areas such as the corner of State Street and Domenigoni Expressway/Gibbel Road and the community entries, specimen trees will be planted to quickly establish the theme and flavor of the community.
- As depicted in Figures 21 and 25, islands of planter areas can be provided between the parking area and the storefronts so as to break up the expanse of

- Parking lots will contain both perimeter and internal planter areas with shade trees that will maximize coverage and shrubs and ground cover that will break up the expanse of asphalt.
- Of major concern is the relationship between the future development and the existing residential enclave situated on Gibbel Road. Primary objective is to minimize the visual impact of the development on the existing residents. As discussed in the Specific Plan, this is proposed to be accomplished by a combination of open space between uses, berming, wall treatments and landscape screening.
- The landscape treatments in that parkway area east of the loop road, abutting the flood control channel and the natural open space area will utilize clusters of trees and shrubs to maintain and frame the vistas of the hills in the eastern portion of the property and shall be consistent with City regulations pertaining to wildland interface areas.

Walls and Fences

The intent of any fence treatments that occur in the commercial area is to enhance the rustic, country theme envisioned for Diamond Valley Gateway, while providing the security and privacy for which they are intended.

- The use of white two or three-rail fences (Figure 10) instantly creates the desired country theme without resulting in an intense visual barrier found with block walls or solid wood fencing.
- Entry statements and/or monument signs shall attempt to incorporate a distinctive fence program into the backdrop of the sign or entry.
- Fencing in the residential areas that abut the natural open spaces to the east are to be three-rail, wrought iron or a combination of wrought iron and block so as to maintain the viewshed into open space areas.
- Long expanses of block walls shall be articulated and/or have architectural relief. This may also be accomplished through the use of landscaping.

Signage and Lighting

The intent of the commercial signage program offered herein is to ensure that the signage will be consistent with and complimentary to the overall theme of the site,

while meeting the marketing needs of the commercial facilities. The initial phase of commercial development will be required to prepare a comprehensive sign program for the commercial center with the City for review and approval. Subsequent phases of development will be required to submit elevations and graphics which confirm the sign program is consistent with the overall sign program.

- Character signing such as an old style windmill or water tank, as depicted in Figures 8 and 9, shall be utilized to identify the commercial area. The signing for the commercial area shall follow a generalized theme based upon the character freestanding signing selected.
- Corporate identification signage for chain commercial establishments (i.e. restaurants, supermarkets, service stations, etc.) may be permitted and incorporated into the overall theme and character of the commercial development (see Figures 31 and 32)
- Signage for individual establishments shall be consistent with the rustic elements incorporated in the architecture and building materials. Figures 22,23 and 25-28 provide an example of a program that enhances the natural flavor of the commercial center. All signs shall be framed in materials appropriate to the architecture. Neon lighting may be utilized for interior lighting only.
- Light standards shall receive an architectural treatment that will compliment the overall architectural theme of the commercial center. As depicted in Figure 11, the treatment need not be extensive or expensive, but shall offer something other than the standard metal pole.
- The light fixture shall be consistent with the requirements of the City of Hemet. If a particular style is utilized to compliment the architectural theme of the overall commercial center, its use shall be extended throughout the center.

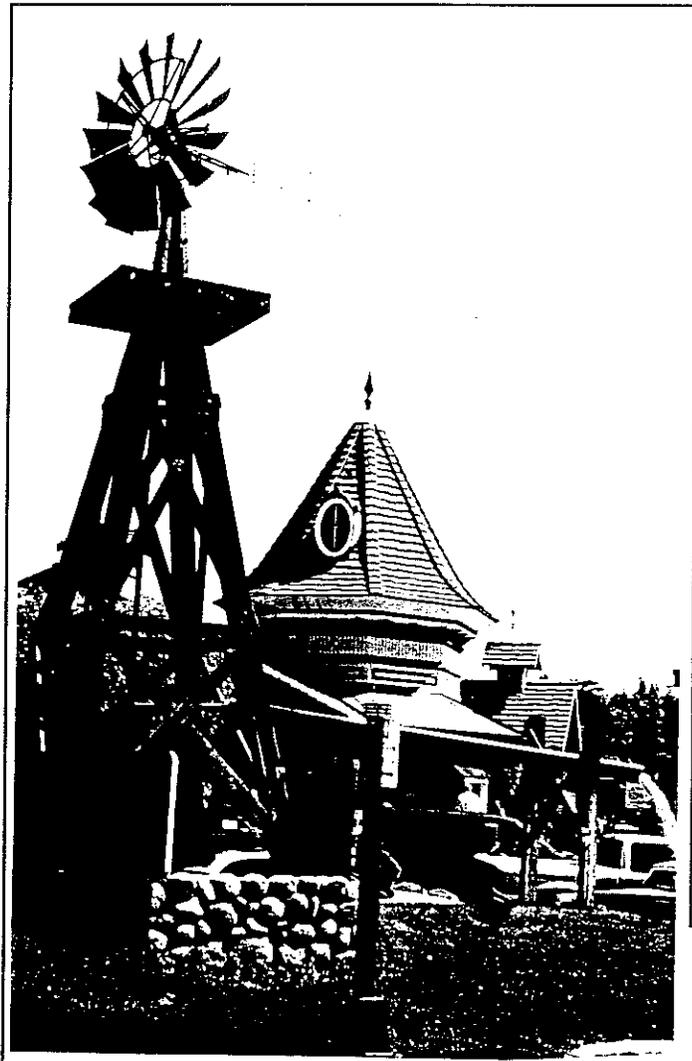


Figure 8
Community identity feature

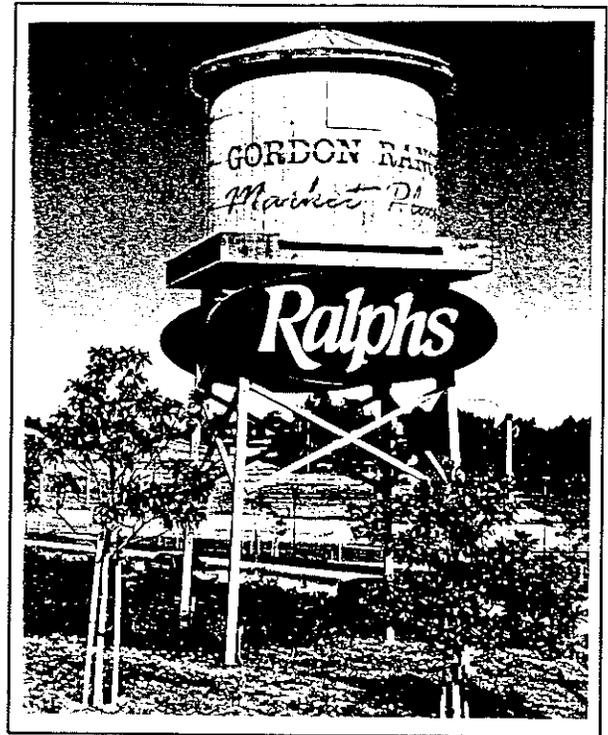


Figure 9
Community identity feature

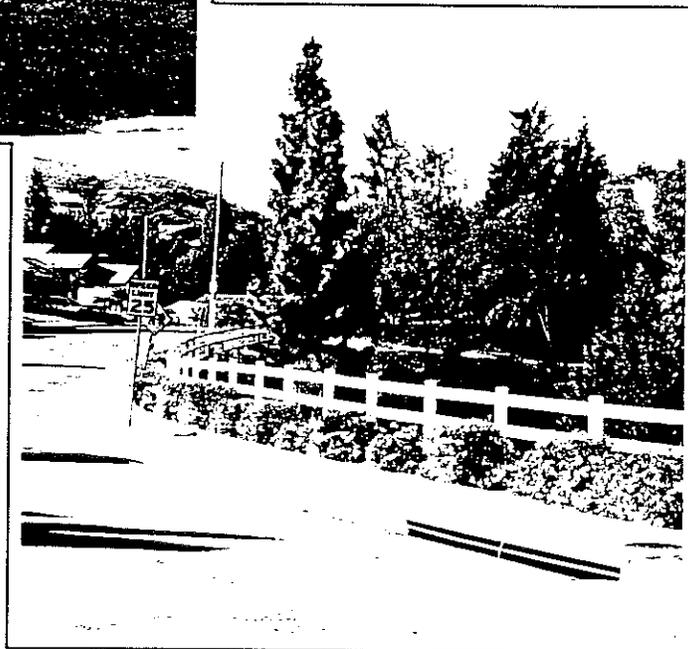


Figure 10
Community fencing treatment



Figure 11
External light fixtures for parking area and internal plaza areas

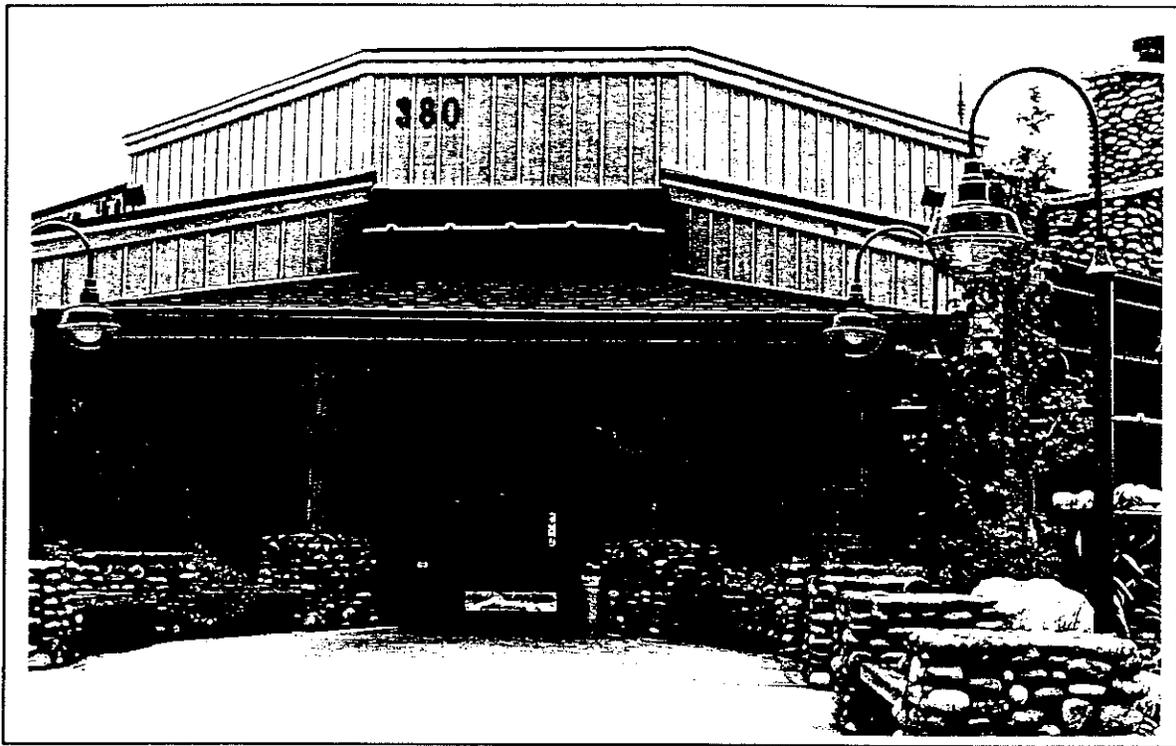
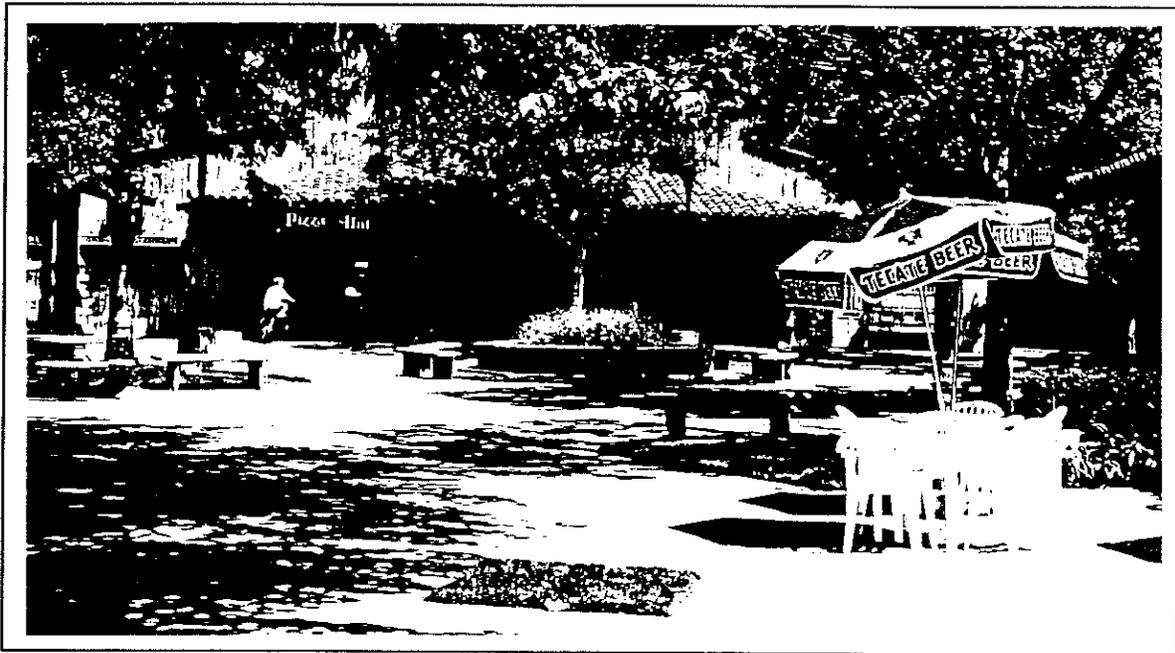


Figure 12 Color accents, outdoor sitting area, rustic building materials, enhanced entry, light fixtures, varied roof line

Figure 13 Outdoor eating area, pedestrian plaza, color accents, paving treatments



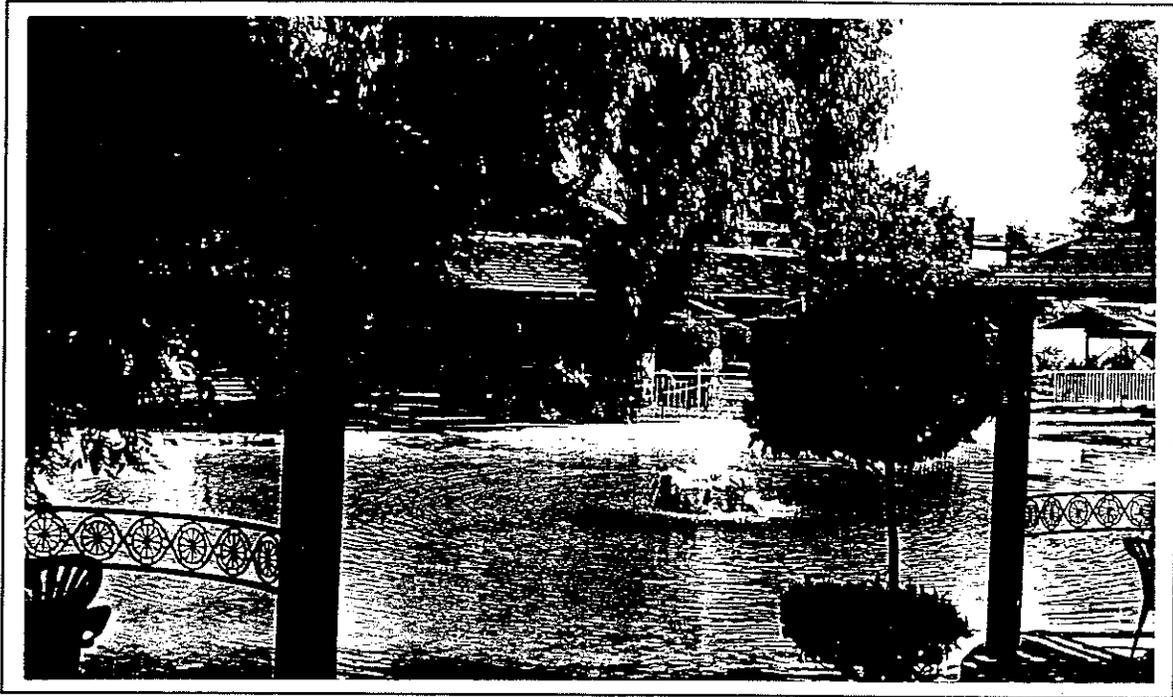


Figure 14 Outdoor eating and sitting areas around water element, color accents

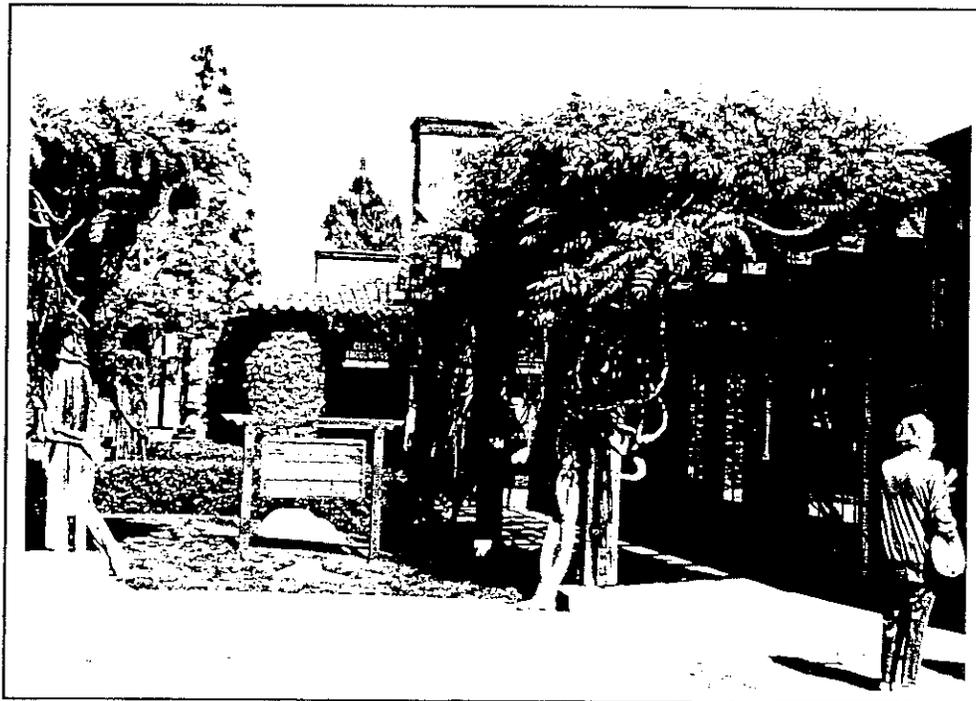
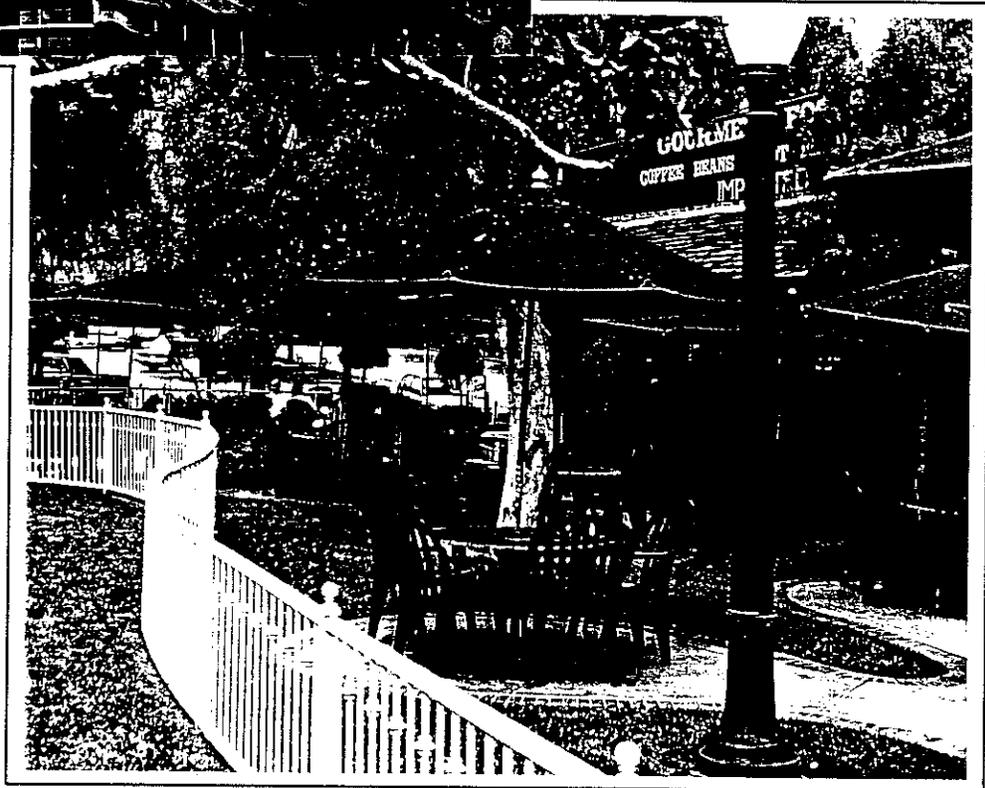


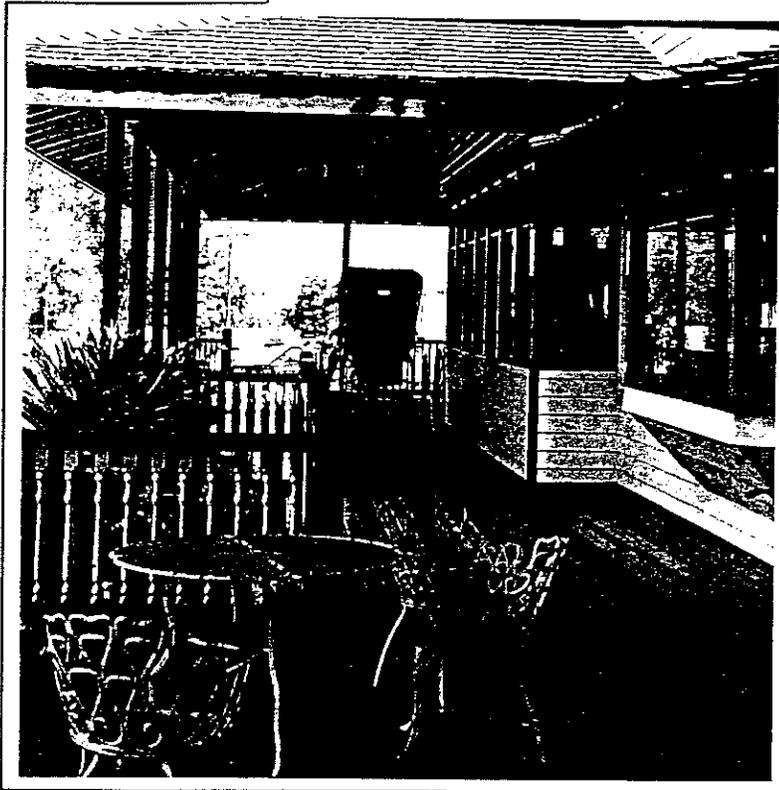
Figure 15 Outdoor plaza areas, covered walkways, building materials, landscape treatments, varied roofline



Figures 16 and 17

Outdoor eating area, color accents, lighting, building materials





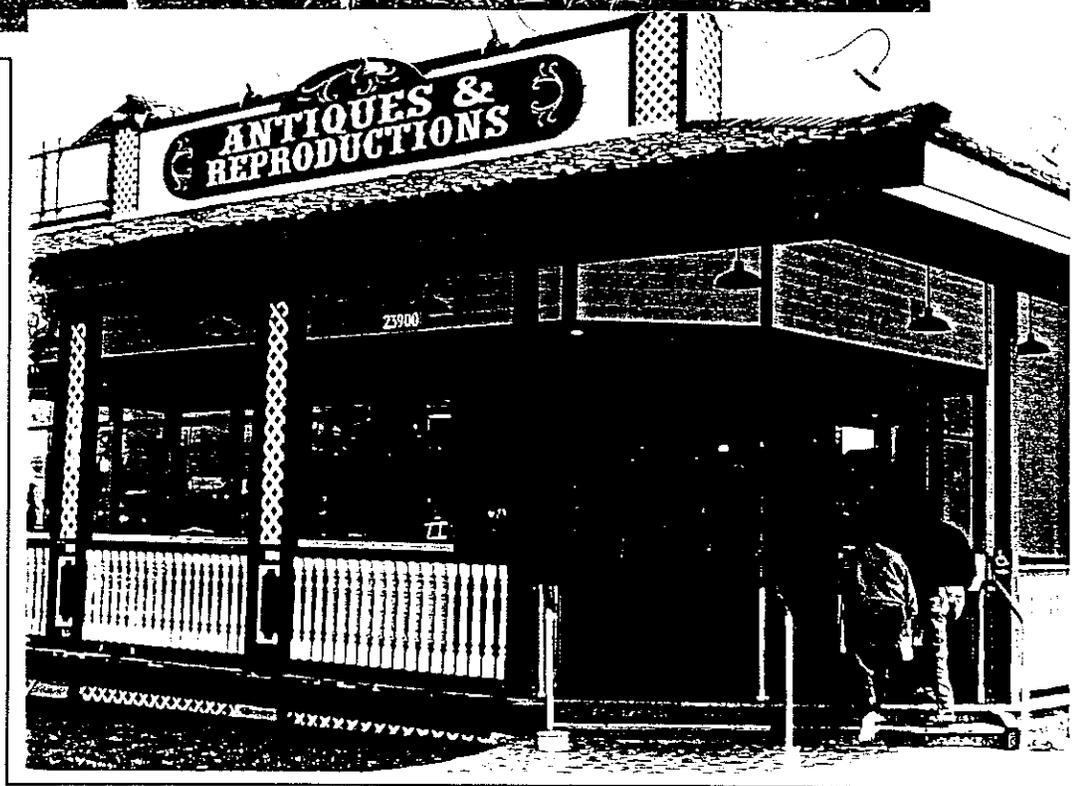
Figures 18 and 19

Outdoor eating and sitting areas,
color accents, building materials,
roof materials, landscape
treatments



Figures 20 and 21

Covered walkways, building materials, roof materials, landscape areas between storefront and parking, color accents



Figures 22 and 23

Rustic country architecture and building materials, varied rooflines, color accents, lighting, covered outdoor areas, signage, landscape treatments

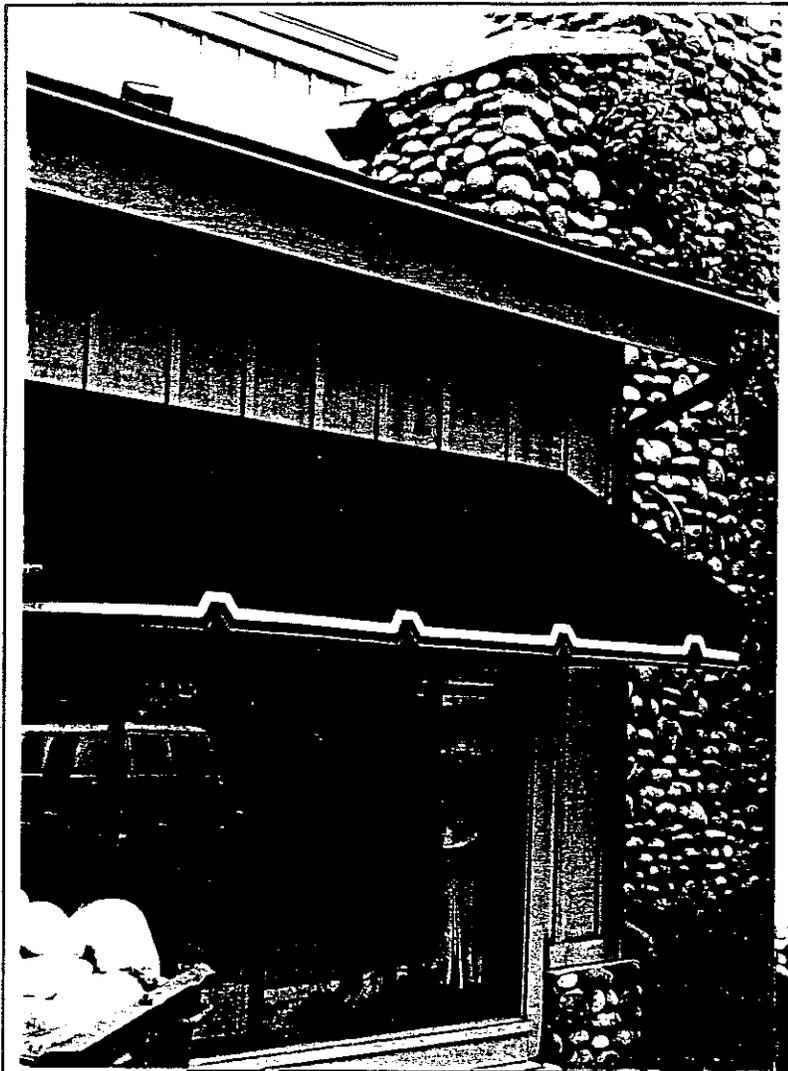


Figure 24

Building materials, color accents, window treatments

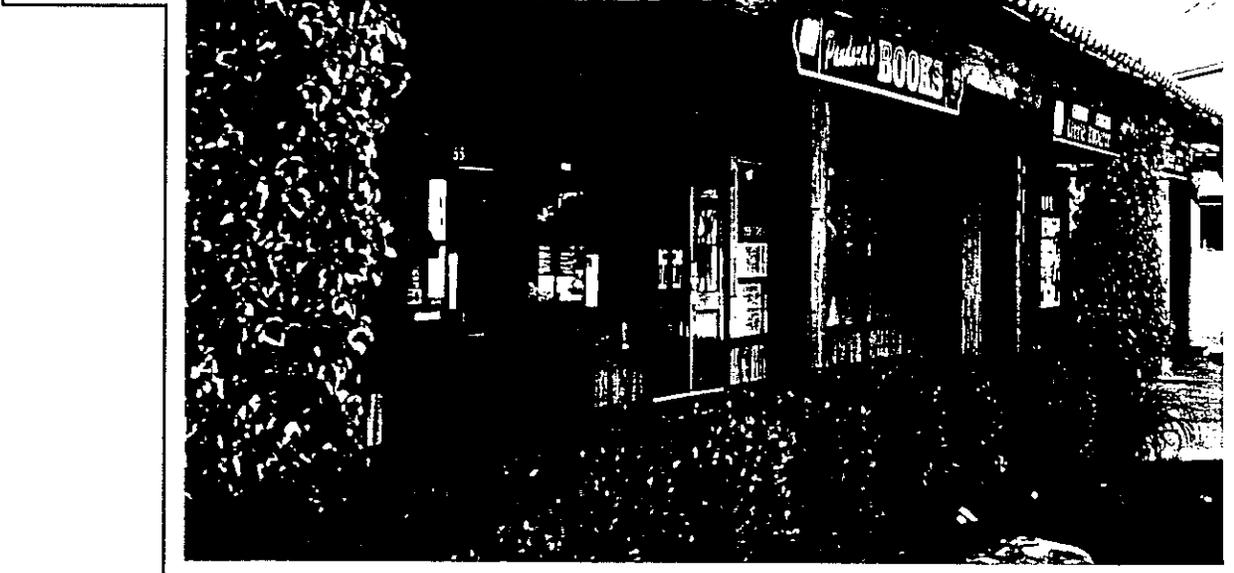
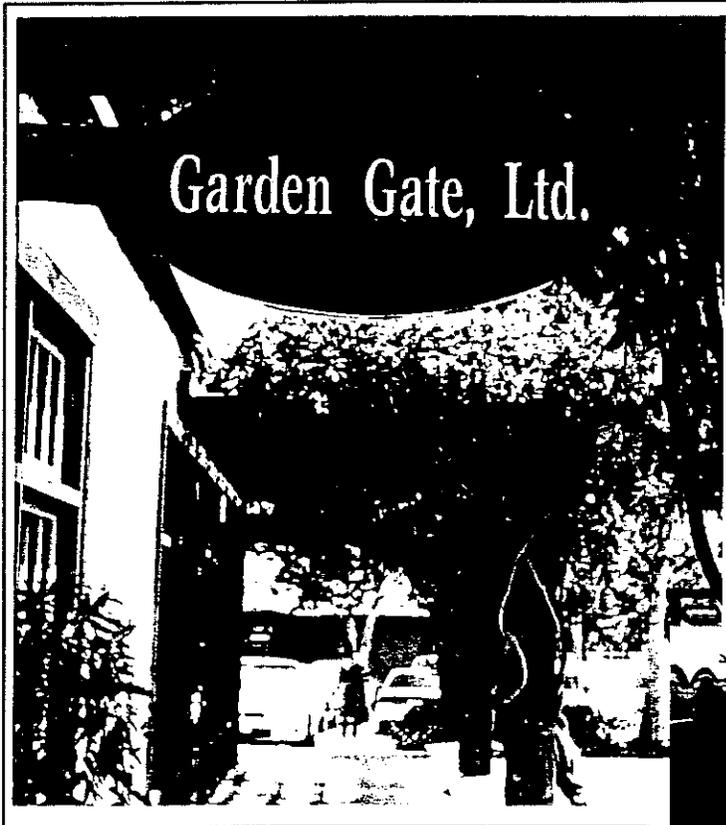


Figure 25

Covered walkways, landscape treatments, color accents, building materials, signage

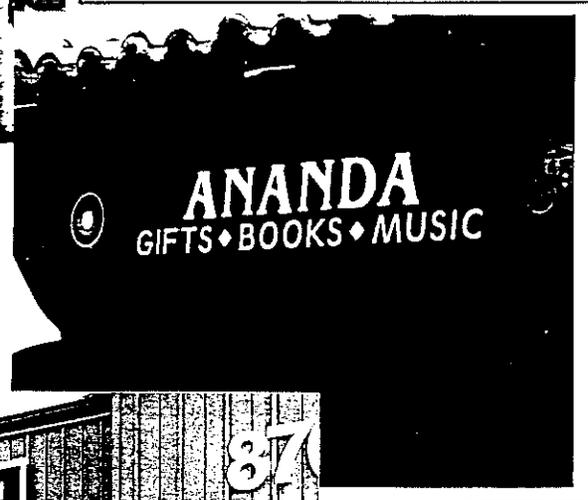


26

Figure 26
Covered walkways, color accents,
signage

Figure 27
Signage

Figure 28
Building materials, signage, covered
walkway, color accents



27



28



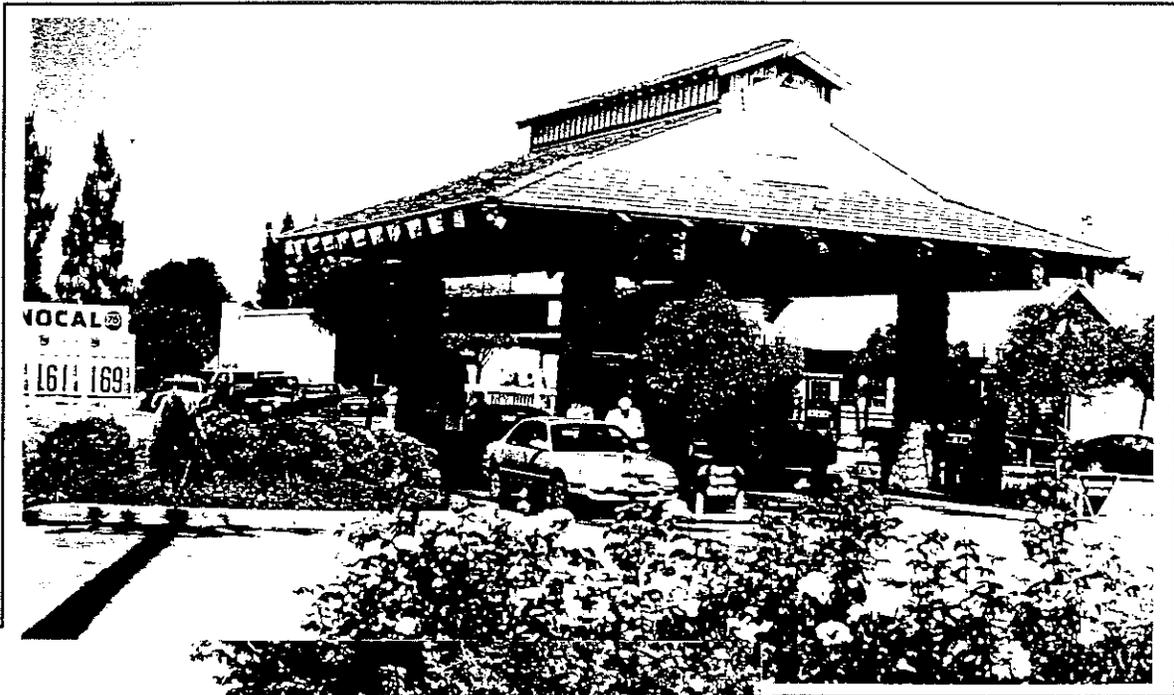
Figure 29

Vertical architectural element, rustic building materials, varied roofline

Figure 30

Varied roofline, rustic building materials, color accents, signage, covered walkway, landscape treatments





Figures 31 and 32

Auto service station
architecture and building
materials, varied roofline,
signage, landscape
treatments